



PETER BALL & CO.
ESTATE AGENTS

CROFT GARDENS, CHARLTON KINGS, CHELTENHAM GL53 8LQ

£895 PCM

- Balcarras School Catchment
- Two Double Bedrooms
- Two Reception Rooms
- Close To Amenities
- Double Garden
- On Street Parking
- Edge Of Countryside
- Unfurnished

PROPERTY DESCRIPTION

A beautifully presented and deceptively spacious two double bedroom period terraced property in a desirable location with a good sized patio garden located on a quiet residential street of similar 1920's workers cottages, Croft Gardens is enviably located in the centre of the affluent suburb of Charlton Kings on the edge of the Cotswold countryside. Pets considered at £945 pcm.

The accommodation on offer in brief comprises; entrance porch, hallway, modern galley style kitchen overlooking the garden, dining room to the front, full width living room with French doors to rear and a feature fireplace with log burning stove. Upstairs are two double bedrooms and a family bathroom with modern white suite. Set back from the street there is a small, gravelled front garden. At the rear is



a Mediterranean style, low maintenance courtyard garden. Privately enclosed with securely gated access to the rear. In addition the property boasts a further, versatile detached communal garden, currently lawn. The property benefits from double glazing and gas central heating and is within catchment for the highly regarded Balcarras Secondary School.

SITUATION

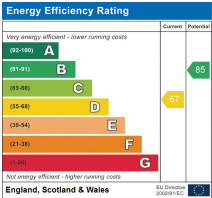
Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through the area providing good connections. The property is situated within a short walk of the open countryside with local shops, supermarkets, cafés, pubs and playing fields nearby.

DIRECTIONS

Leave our Charlton Kings office towards town and turn sharp left at the lights onto the Cirencester road. Straight over at the lights with Lyefield Road West then take the fourth turn left into Bradley Road and left again into Croft Gardens where the property will be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band C.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 79.2 sq. metres (853.0 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.