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HERE TO GET *you* THERE



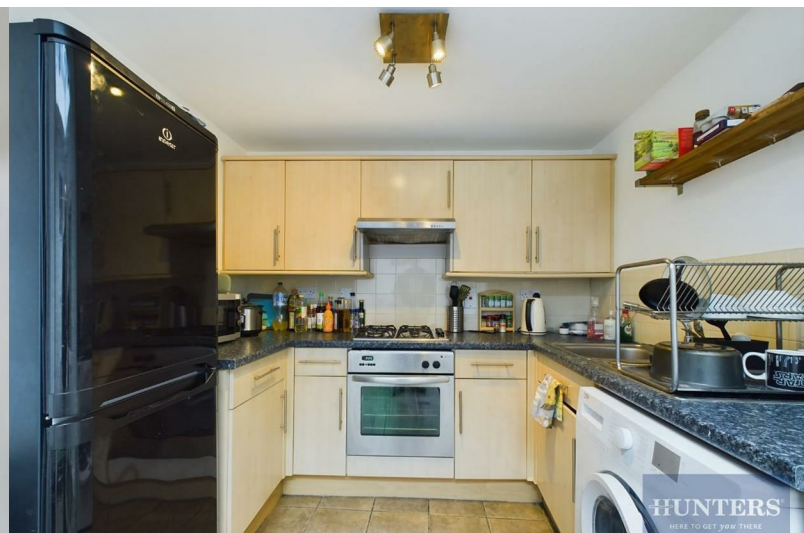
Cudnall Street

Charlton Kings, Cheltenham, GL53 8HS

Offers In Excess Of £300,000



Council Tax: C



15 Cudnall Street

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Hunters Estate Agents are delighted to offer for sale this beautiful, traditionally built, Victorian end-terrace two-bedroom home, complete with garage within the popular Charlton Kings residential suburb of Cheltenham.

This charming cottage is full of character with a decked terrace at the rear leading off bedroom two, with a very private rear garden. The charm is blended with modern convenience with a modern fitted kitchen and bathroom, double glazing and central heating. The accommodation consists of the following:

Ground floor:

The property is set in a commanding, elevated position, set well back from the road. The entrance gives access to the living room, one of two reception rooms with the dining room being set further back into the property with stairs off to the first floor. The dining room in turn leads to the kitchen/breakfast room. The door from the kitchen leads to some steps which rise to the rear garden, which is on the level with the first floor of the property.

First Floor:

The main bedroom dominates the first floor extending to the full width of the front of the property. Bedroom two and the bathroom both lie to the rear. From Bedroom two, there is a door which leads to the wooden decked terrace.

Outside.:

The property sits behind its own small fore-garden, at the rear as previously stated, the garden is elevated and enjoys a high degree of privacy. At the far end, there is a garage proving useful storage or parking.

Charlton Kings is one of the most desirable addresses in Cheltenham with a large choice of well supported local pubs, restaurants, supermarkets and other local facilities. The local outstanding Balcarres school is consistently popular and commuting to Oxford, Cirencester or Swindon is easy and direct. Cheltenham Town is a pleasant 1 mile walk away with its seemingly endless range of shopping, leisure and sporting activities.

We highly recommend this lovely home so avoid disappointment and call us today

Tel: 01242 528500

- Victorian End of Terrace Two Bedroom Home
- Garage
- Modern Kitchen
- Two Reception rooms
- EPC Rating D | Council Tax Band C

- Set Within Charlton Kings
- Tiered rear Garden
- Modern Bathroom
- No Onward Chain
- Tenure: FREEHOLD

SITTING ROOM

12'5" x 10'4" (3.81 x 3.17)

DINING ROOM

13'10" (max) x 12'5" (4.24 (max) x 3.80)

KITCHEN BREAKFAST ROOM

12'5" x 10'4" (3.81 x 3.17)

BEDROOM ONE

12'9" (max) x 10'4" (3.90m (max) x 3.17)

BEDROOM TWO

11'0" x 7'10" (3.37 x 2.40)

SHOWER ROOM

7'1" x 4'9" (2.16 x 1.47)

GARAGE



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.