

82-96 HAYWARDS ROAD, CHARLTON KINGS,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6RJ



HAYWARDS ROAD, C. KINGS

An exciting new development of 8 x three-bedroom, eco-friendly, semi-detached houses within walking distance of La Boulangerie, Six Ways and the Town Centre. These properties benefit from off-road parking, west facing gardens and fall within the Balcarras catchment area.

DESCRIPTION

With accommodation arranged over two floors and measuring in excess of 1,000sq.ft., these creatively designed semi-detached homes are set back from this popular road and benefit from air source heat pumps, EV charging points and off-road parking at the rear. The manageable gardens face west and are laid predominantly to lawn with small patio areas. Internally, each property has an entrance hall with stairs rising to the first floor. The ground floor accommodation comprises a well-proportioned sitting room with large bay window and a storage cupboard under the stairs, a large utility room with space for a washing machine and tumble dryer, cloakroom and to the rear of the houses is an excellent kitchen/dining room with bi-folding doors opening into the rear gardens. The kitchens are fully fitted with a range of wall and base level units and offer plentiful space for a large dining area and/or a further seating area. The first floors offer three very good bedrooms, all of which have fitted wardrobes. The principal bedrooms have contemporary en-suites, whilst the remaining two bedrooms are serviced by a principal bathroom with heated towel radiators. Outside and to the front of the houses are low maintenance front gardens.

PRICING

Each property is listed with an asking price of £450,000.



SITUATION

Haywards Road is ideally located for both Cheltenham Town Centre and the amenities in Charlton Kings as well as a number of highly regarded schools including Holy Apostles Primary School, St. Edward's and Balcarras, for which these homes fall into the catchment area. The town's main transport links are also very accessible, notably the A40 to The Cotswolds and Oxford and the A417 to Cirencester. The town centre is within walking distance, approximately one mile distant and boasts a wide array of bespoke shops, boutiques, restaurants and wine bars.

GENERAL INFORMATION

Services:

Mains water, electricity and drainage are connected to each property, as is fibre optic broadband.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Banding: TBC.

ENQUIRIES

For further information, please contact the sole agents, Charles Lear & Co. on 01242 222722.



THE DEVELOPER

Cape Homes is an established Cheltenham based housebuilding company with over 25 years' experience in the residential housing market, that works closely with a team of highly trusted local consultants possessing a wealth of experience.

The company operates throughout The Cotswold's and Herefordshire and their work ranges in style and size, from apartment blocks to bungalows and small housing developments to executive family homes.

Having built hundreds of new homes over the years, they have also completed a similar number of conversion projects. Much of their work has been recognised for excellence by the local planning authorities and have received prestigious awards.

Their ethos is one of excellence, they strive to create beautiful homes that people will enjoy living within.

NEW BUILD GUARANTEE

Each property will be accompanied by an ABC 10-year New Build Warranty.

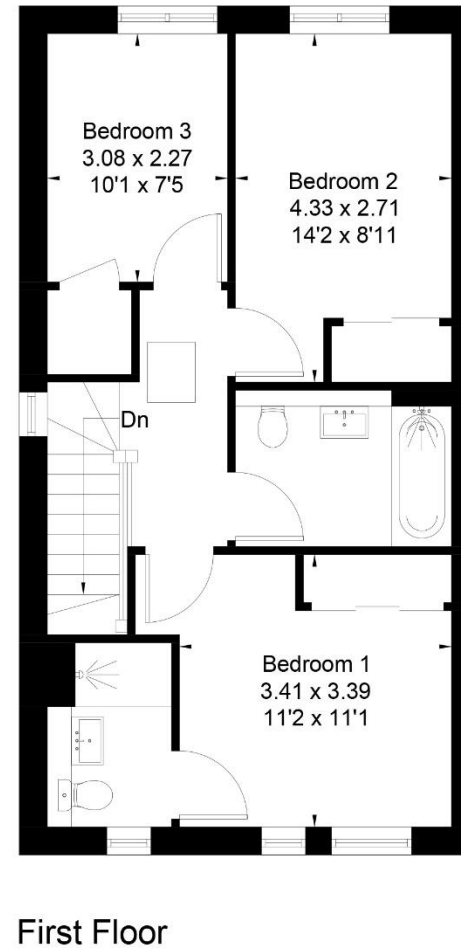
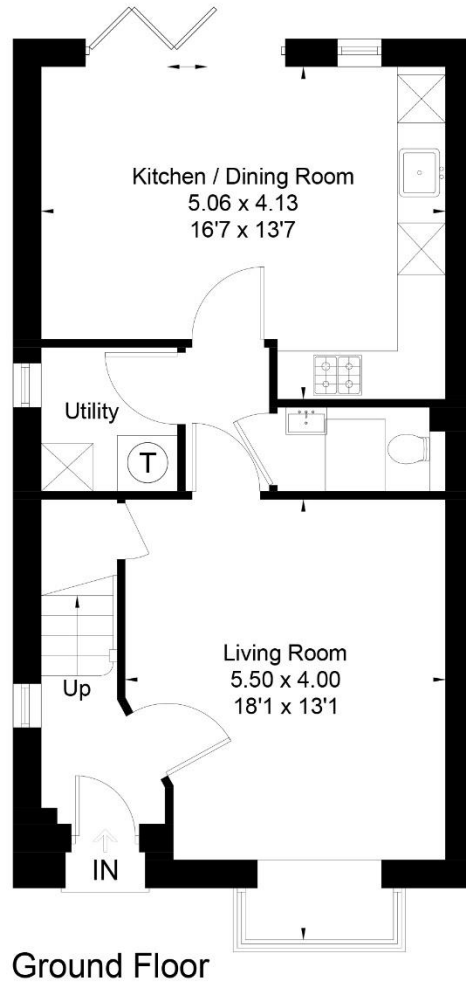
RESERVATIONS

We are now taking deposits to reserve the properties under construction. A reservation form may be provided upon request.

COMPLETION

The Haywards Road development is due for completion in Summer 2024.

Approximate Floor Area = 99.7 sq m / 1073 sq ft



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