

7 HIGHLAND ROAD,
CHARLTON KINGS, CHELTENHAM, GLOUCESTERHIRE, GL53 9LU



7 HIGHLAND ROAD

Standing on a peaceful road with a lovely view of the escarpment is this spacious detached bungalow requiring a programme of updating. Offered with no onward chain the accommodation includes a 22' sitting room, dining room & separate kitchen, three bedrooms and two bath/shower rooms including an en-suite. Externally there is a large single garage, off road parking and pretty low maintenance gardens.

- Peaceful location close to open countryside and local amenities, schools and transport links
- Generously proportioned accommodation in excess of 1150 sq.ft requiring modernisation
- Outer porch leading to a large welcoming hallway off which are three bedrooms and two bath/shower rooms including an en-suite to the principal
- 22' light and airy sitting room with a fireplace and a view of the escarpment
- Dining room with a view of the rear garden leading to a kitchen with a door to the garden
- Principal bathroom and generous storage
- Established low maintenance gardens with a shed & greenhouse, large single garage and parking

This beautifully proportioned detached bungalow come to the market for the first time since 1985 offering versatile living accommodation requiring a general programme of updating and potentially remodeling. Entering the property there is a large welcoming hall off which are three generous bedrooms, including the principal en-suite and the family bathroom, in addition there is a sizeable light & airy sitting room which leads to the dining room and then the kitchen. The front and rear gardens are planted with variety of spring plants and trees including a pretty flowering cherry tree at the front of the property.





SITUATION

Highland Road is a peaceful residential enclave comprising predominantly of detached bungalows situated at the foot of Leckhampton Hill. Close by there are excellent local amenities on Cirencester Road, in the old village and in the town centre which is approximately three miles away. In the village there is the local parish church, public houses, cafes and supermarkets along with chemists and a doctor's surgery at Sixway's. The location is also favourable for access to beautiful open countryside on Daisy Bank, sporting facilities such as the Lilleybrook Golf Club, schools including St Edwards and transport links to Cirencester and the A40 to the Cotswolds & Oxford.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626

Council Tax Band: E - £2681.27 p.a

EPC Rating: D

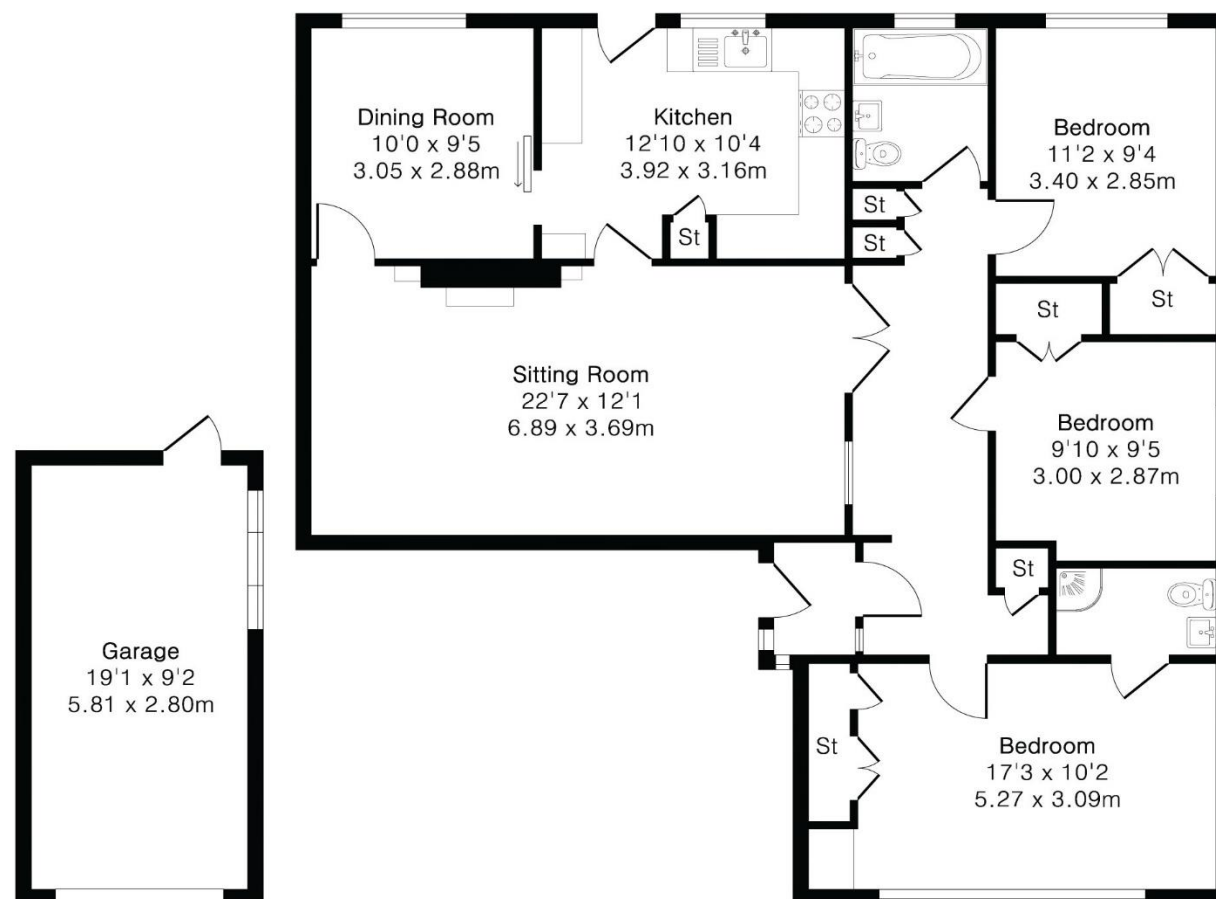
VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area 1333 sq ft - 124 sq m

Ground Floor Area 1158 sq ft – 108 sq m

Garage Area 175 sq ft – 16 sq m



Garage

Ground Floor