



R B WALTERS ESTATE AGENTS

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## Beeches Road, Charlton Kings, Cheltenham, GL53 8NX.

Use This Section to Record Your Own Personal Property Notes -

**Sought After Charlton Kings**

**Extended Semi Detached House**

**Shower Rooms on Each Floor**

**Four Reception Rooms**

**Off Road Parking for Several Cars**

**Catchment for Balcarras School**

**Option to Live Downstairs**

**Three First Floor Bedrooms**

**Low Maintenance Private Garden**

**Motivated Sellers**

**Offers in the Region Of £520,000**

# Beeches Road, Charlton Kings, Cheltenham, GL53 8NX.

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Being sold by motivated sellers this extended home provides opportunity for ground floor living if needed and is located in an enviable position towards the far end of this no through road and in the priority catchment for the sought after Balcarras school.

This semi-detached home has been extended and altered on the ground floor and now offers extremely spacious ground floor accommodation with the opportunity to accommodate an elderly relative on the ground floor. There is a good size lounge and separate dining room whilst the former garage has been converted into living space and currently used as an office this would make for an ideal ground floor bedroom due to the close of proximity of an additional shower room. Accessed from the kitchen is a further sitting room of generous proportions which double doors overlooking the rear garden. Upstairs there are three good size bedrooms (2 doubles and a single) with each room having built in wardrobes and a family shower room with large walk in shower.

The front drive provides parking for several cars and the rear garden is of reasonable size and currently designed for ease of maintenance, enjoying a good amount of privacy with a large workshop at the rear.

This area of Cheltenham is highly sought after due to its proximity to Balcarras school placing it in a priority catchment area. Public footpaths lead to a variety of countryside walks that surround the local area including Timbercombe Hill.

## Services

- Mains Electric
- Mains Gas
- Gas Central Heating
- Mains Water
- Mains Drainage
- Ultrafast Fibre Broadband Available

## Accessibility

Access to this property is step free and ground floor living is available if required.

## Entrance Hall

**Lounge** 14' 4" x 11' 6" (4.37m x 3.50m)

**Dining Room** 10' 10" x 8' 0" (3.30m x 2.44m)

**Sitting Room** 18' 6" x 9' 9" (5.63m x 2.97m)

**Reception Room** 26' 0" x 7' 9" (7.92m x 2.36m)

**Kitchen** 10' 11" x 9' 0" (3.32m x 2.74m)

**Laundry Room**

**Shower Room**

**First Floor Landing**

**Bedroom** 14' 4" x 8' 1" (4.37m x 2.46m)

**Bedroom** 10' 11" x 10' 0" (3.32m x 3.05m)

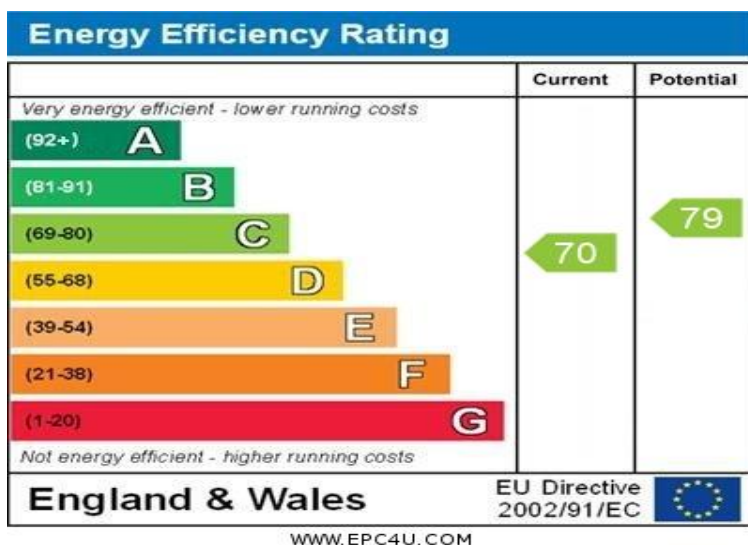
**Bedroom** 7' 9" x 7' 0" (2.36m x 2.13m)

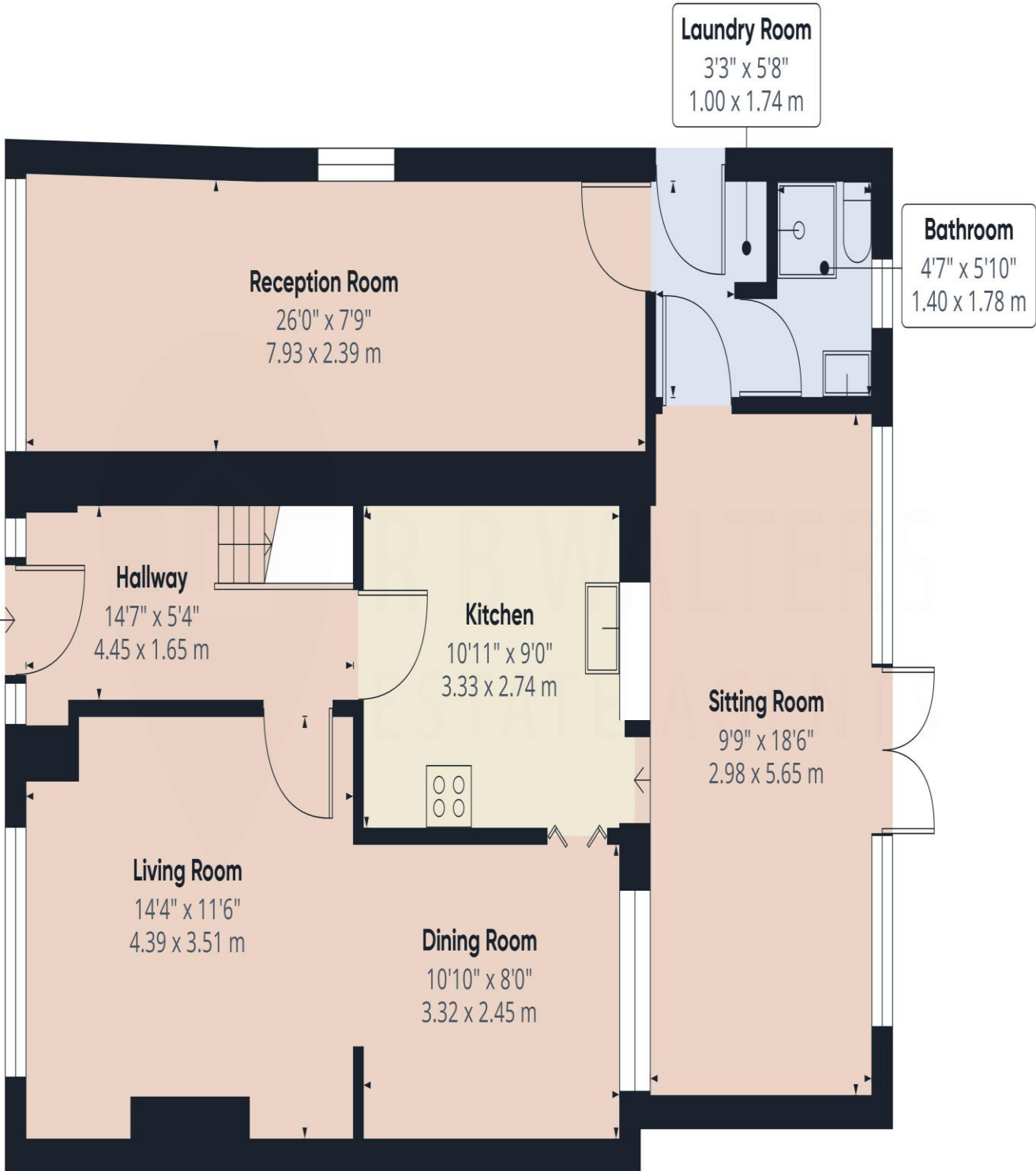
**Shower Room**

**OUTSIDE**

**Off Road Parking**

**Rear Garden**





Ground Floor

Approximate total area<sup>(1)</sup>

873.17 ft<sup>2</sup>

81.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.