

**52 KING GEORGE CLOSE  
CHARLTON PARK  
CHELTENHAM  
GL53 7RW**

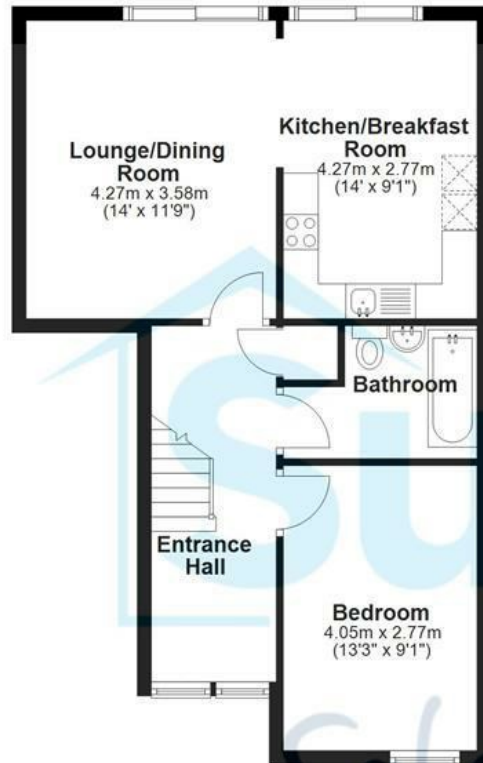
**Guide Price  
£340,000**





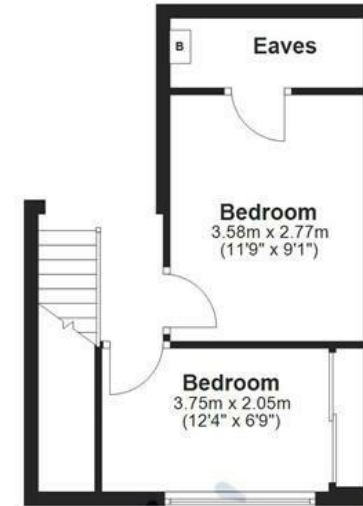
### Ground Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



### First Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



Total area: approx. 79.8 sq. metres (859.2 sq. feet)



Situated at the end of King George Close backing on to the path and Lilley Brook beyond is this terrace family home with a versatile and very popular THREE BEDROOM layout for Charlton Park houses we have found.

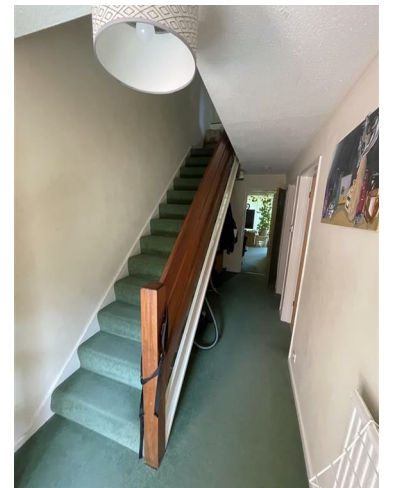
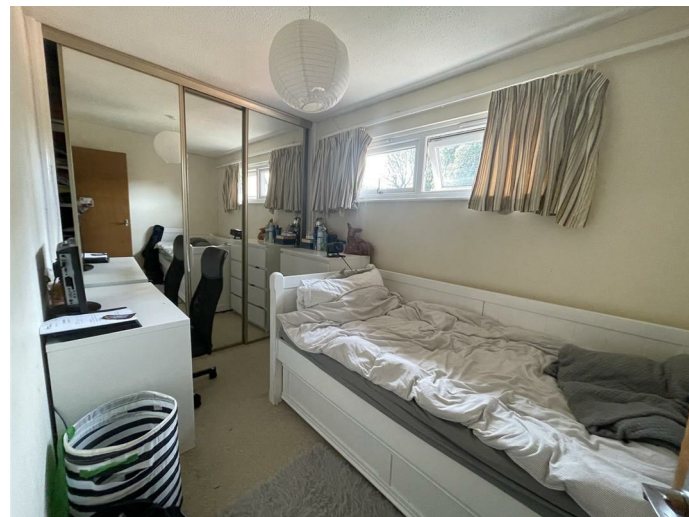
The property also has off road parking for two cars, a garage and rear pedestrian access.

The accommodation offers on the ground floor a recessed entrance porch, entrance hall, living room which is open to the kitchen/dining room, family bathroom and main bedroom.

On the first floor there is the gallery landing (overlooking the living room) a second smaller double bedroom and a single bedroom.

The property has just had a new boiler fitted for the gas central heating, has double glazing and a pretty rear garden.



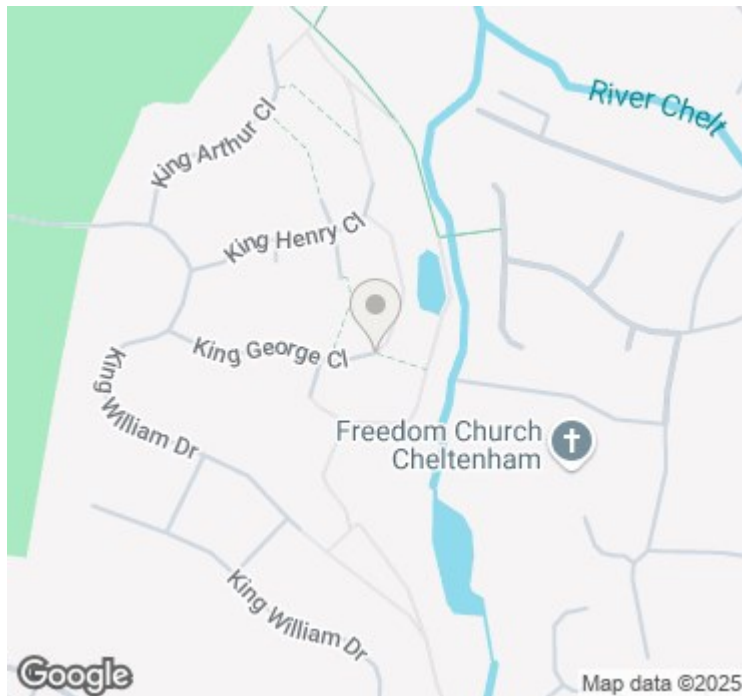









<b>Local Authority</b>		<b>Council Tax</b>	
Cheltenham		Band:	D
		Annual Price:	£2,258
<b>Conservation Area</b> ?		<b>Flood Risk</b>	
No		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
0 ft <sup>2</sup> / 0 m <sup>2</sup>		0.05 Acres	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	9 Mbps
Vodafone	●	Superfast	67 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		
Virgin	✓		



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

Cheltenham Borough Council  
COUNCIL TAX BAND D

Freehold

