

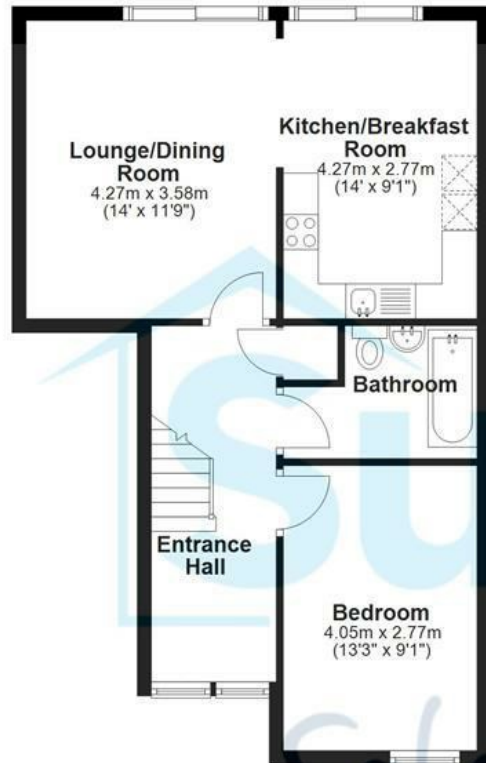
**52 KING GEORGE CLOSE
CHARLTON PARK
CHELTENHAM
GL53 7RW**

**Guide Price
£340,000**



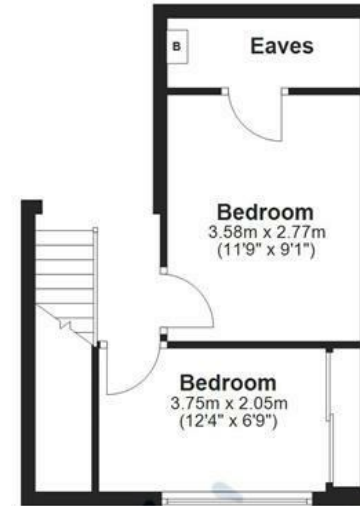
Ground Floor

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)



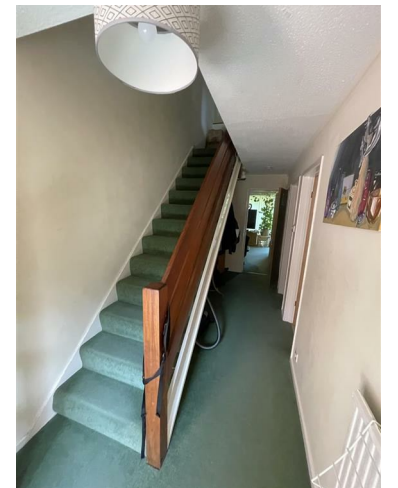
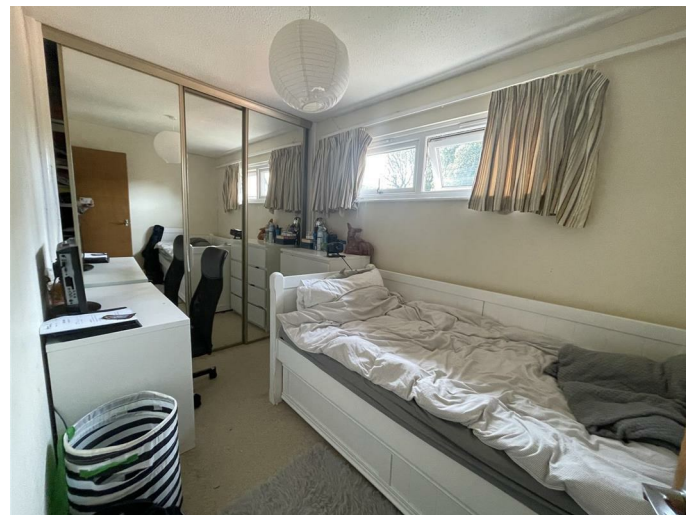
Situated at the end of King George Close backing on to the path and Lilley Brook beyond is this terrace family home with a versatile and very popular THREE BEDROOM layout for Charlton Park houses we have found.

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.

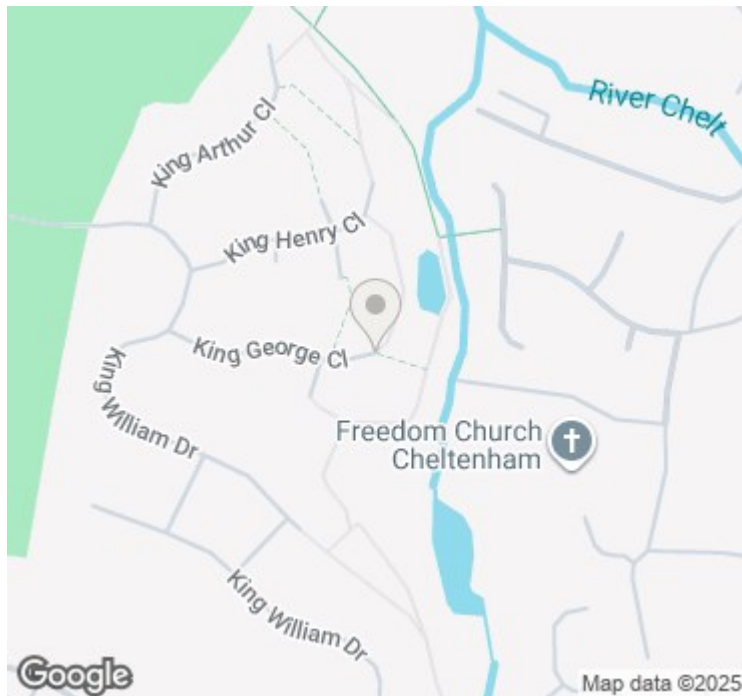
On the first floor there is the gallery landing (overlooking the living room) a second smaller double bedroom and a single bedroom.

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





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



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

Cheltenham Borough Council
COUNCIL TAX BAND D

Freehold

