

Thirty Two  
Ravensgate Road







# Thirty Two Ravensgate Road GL53

- A beautifully presented two bedroom home in Charlton Kings •
- New modern kitchen with Quooker tap and high-end appliances •
- Open plan lounge and dining space • Wood burner • Sun room •
- Two spacious double bedrooms. • Modern shower room • Completely renovated •
- Large private rear garden and patio • Off road parking for 2 cars • Quiet location •
- Catchment area for the popular Balcarras School •

## A beautifully presented two bedroom home in Charlton Kings

**In summary,** a beautifully presented, semi-detached two bedroom home in sought after Charlton Kings. This wonderful house has two great size bedrooms, modern shower room, a large open plan lounge and dining space, a modern kitchen, and a large sun room with double patio doors straight out to the private patio and rear garden. Positioned in a quiet location the property is in the catchment area for Ofsted rated 'Outstanding' Balcarras school. This lovely home has a private driveway with parking for two cars.

**Vendor's comments:** *'I have thoroughly enjoyed my time here. I feel lucky to have found a quiet but friendly road just a short stroll from the village with a variety of independent cafes and restaurants. It is well located for easy access to Cheltenham town centre as well as conveniently close to the National Express stop to London and Oxford. I enjoy taking my dog for a walk in the nearby park, and we are close to the Cotswolds Way for a longer walk. We are lucky to have such a community feel which I will miss greatly.'*

**The hallway** is clean, bright and leads into this lovely home from the front door. The hallway allows access to the two bedrooms, shower room, kitchen and along to the lounge and dining area and is laid with beautiful wooden flooring.

**The primary bedroom** is a wonderful space with a wide bay window benefiting from plenty of natural light. This

good size double bedroom has grey fitted wardrobes, carpeted floor and is positioned to the front of the house.

**The shower room** has a high-end modern suite, walk-in shower with an integrated rain shower head and a glass panel. The floor to ceiling tiles help create a clean, bright space. There is a cupboard under the basin, an ultra-modern chrome towel radiator and a window.

**Bedroom 2** is situated off the hallway and looks out to the front of the house with a large window affording plenty of light. This room is a comfortable double bedroom with high ceilings and carpeted floor.

The **kitchen** is beautifully designed with plenty of storage and worktop space. This modern kitchen has a Quooker tap installed, integrated dishwasher, built-in top spec oven, ceramic hob, and a cupboard which houses the combi boiler. The flooring is tiled, and has a window along one wall for plenty of natural light, with a door allowing access to the side of the house.

**The open plan lounge and dining area** is a wonderful spacious room flooded with natural light. The dining space is generous with a floor to ceiling feature window giving views out to the rear garden. The lounge area benefits from a wood burner and brick fireplace surround. There is wooden flooring and double doors leading to the sun room.

**The sun room** flows beautifully from the lounge space. This fabulous room has glass windows all round with tiled flooring and double patio doors with direct access to the large private rear garden and patio. A perfect space to relax, unwind and enjoy the sunshine.

**The rear garden** is accessed via the sun room or from the side access along the house. This garden has a large patio area, ideal for alfresco dining with guests. It has matured areas and pathways to the end where there is a lovely private seating area. The side access takes you along the house where there is storage for wood, recycle bins and garden furniture. There is access into the kitchen and out to the front of the driveway through a side gate.

**The private driveway** can easily accommodate two cars. There is a pathway leading you to the front door and shrubs along one side.

**Sq ft size:** 890 approx square feet.

**Broadband connectivity availability:** Super fast fibre.

**Mobile coverage:** 4G voice & data.

**Council Tax:** C.

**EPC Rating:** D.

**Tenure:** Freehold.

## LOCATION:

### Perfectly situated location in Cheltenham.

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene with fabulous Michelin starred restaurants and exclusive bars. Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON  
BRISTOL, BATH, BIRMINGHAM  
DIRECT ACCESS TO M5  
GLOUCESTER - 12 MILES  
SWINDON - 30 MILES  
BRISTOL - 37 MILES  
OXFORD - 41 MILES

All distances are approximate













































































































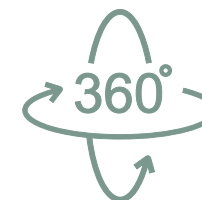








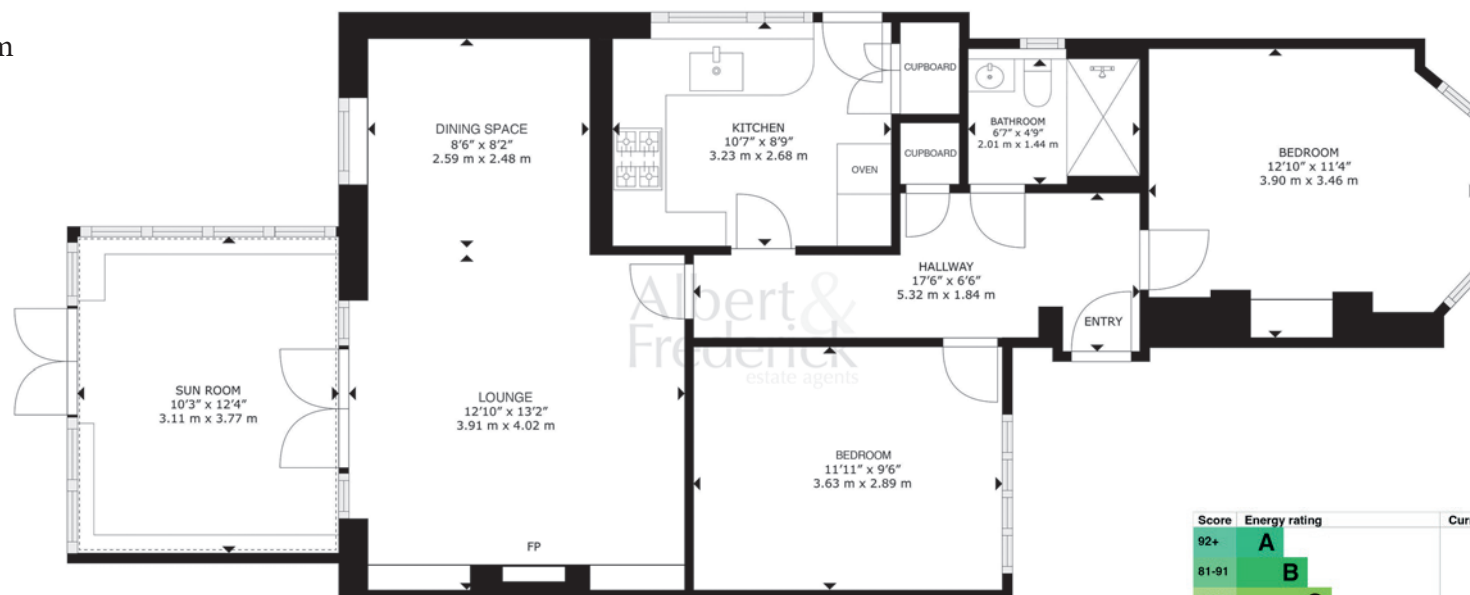
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VIRTUAL TOUR  
CLICK HERE



SKY VIEW  
CLICK HERE



32 RAVENSGATE ROAD  
 CHARLTON KINGS GL53  
**Asking price £460,000**

GROSS INTERNAL AREA  
 FLOOR PLAN: 890 sq. ft, 83 m²  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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