



3 Bafford Approach, Charlton Kings, Cheltenham, Gloucestershire

A fantastic family home within priority catchment for Balcarras in Charlton Kings

Description

Bafford Approach sits in a convenient location within Charlton Kings with a generous layout with five bedrooms. The house features a welcoming reception hall and cloakroom. The ground floor comprises an open plan layout with modern kitchen fitted with floor and wall mounted units. From the kitchen there are bi-folding doors which lead out onto the rear gardens and access to a utility room and integral door to the garage. The rest of the ground floor comprises a generous sitting room, snug and study with the sitting room again having bi-folding doors onto the rear aspect. Upstairs, there are five bedrooms in total. The principal bedroom has views over the garden and a lovely modern en suite bathroom. There is a family bathroom which serves the remaining four bedrooms. Outside, there is generous off street parking with a driveway and access to an intergral garage. The rear gardens are mostly laid to lawn with a patio terrace, mature plants and shrubs.

Location

Situated in the sought-after area of Charlton Kings, Bafford Approach sits close to amenities and is in the priority catchment for Balcarras. The property is situated to the south east of Cheltenham with superb access to the A40 and A435. Cheltenham is a Regency Spa town renowned for its fine architecture, famous gardens and reputable schools including St. Edwards, Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School. The town has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals. Cheltenham also plays host to several festivals to include the literature,



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food, jazz and science festivals. The Cheltenham Races is the largest festival hosted by the Spa town with the Gold Cup famed for it's incredible atmosphere at the Prestbury Park racecourse.

Property Information

Services xx

Local Authority & Council Tax Band Cheltenham borough Council

Tax Band F

Tenure Freehold

EPC D

Guide price £xxx



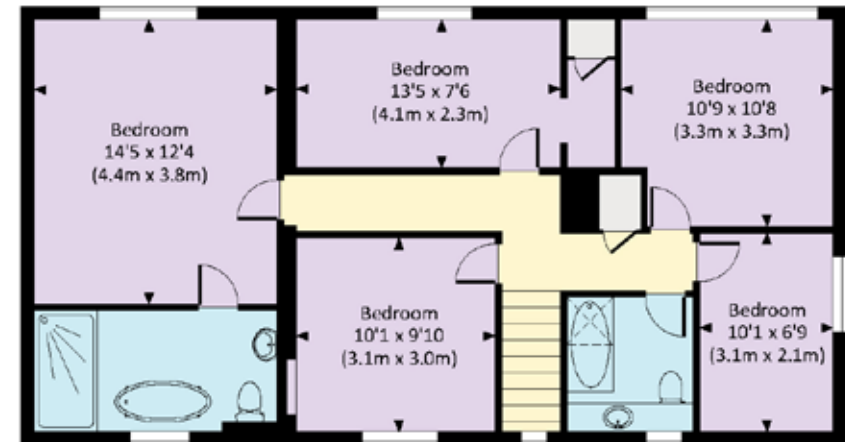
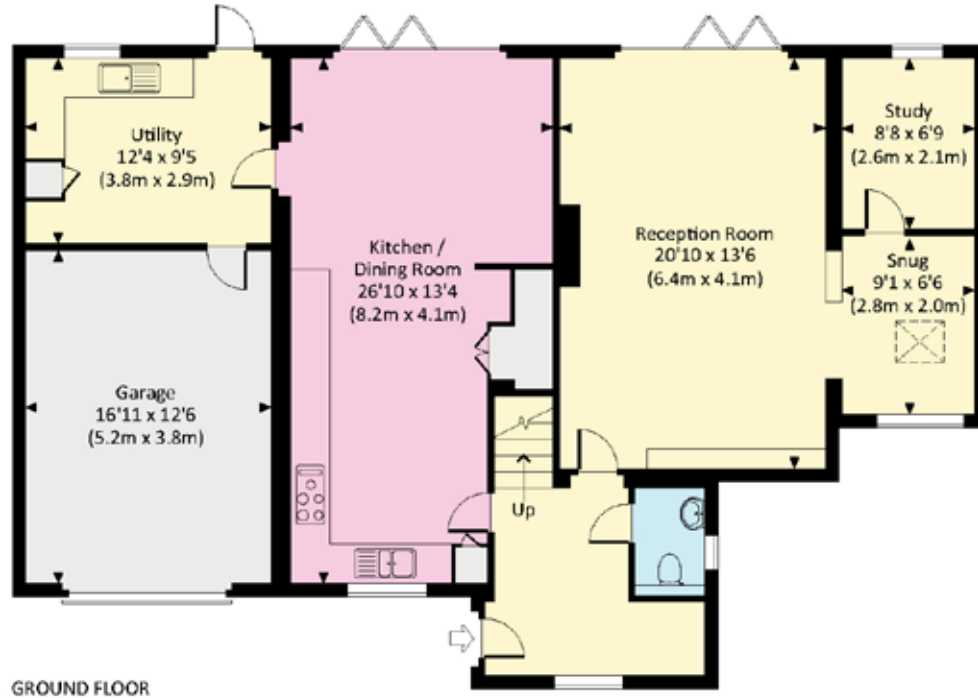


Approximate Gross Internal Floor Area

Total Area: 193.8 sq.m / 2,086 sq.ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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