



93 CIRENCESTER ROAD
Charlton Kings | Cheltenham | Gloucestershire | GL53 8DB

HUGHES **HS** SEALEY

Welcome to... 93 CIRENCESTER ROAD

Welcome to Number 93, Cirencester Road, a delightful and extended three-bedroom semi detached family home, offering accommodation over four floors and located in this highly desirable area within Cheltenham.

Offering a wealth of internal accommodation, the property also boasts a landscaped, mature garden, off road parking and a super, elevated rear view towards Cleeve Hill and it is because of the above, that this home comes with such a high recommendation to view.

Internally on the ground floor, the welcoming entrance hall leads through to the two formal reception rooms comprising of the living room located to the front of the home, featuring a bay front window and a log burning stove inset to the chimney breast, whilst to the centre of the home is the dining room, which will comfortably house an eight-seater table and chairs.

To the rear of the property, the home has been extended and now located in this single storey room, with bi folding doors to the rear garden and roof lights allowing plenty of natural light, is the wonderfully appointed

kitchen/breakfast room.

The room enjoys a wealth of fitted units which sit alongside a host of integrated appliances and a large central island. The room is completed by wood flooring and numerous downlighters. As well as providing access to the garden, the room features a further door which leads to the property's cellar.

On the first floor are two of the three double bedrooms and the modern, four-piece family bathroom. The larger of the rooms is located to the front aspect with the slightly smaller room located to the rear and so enjoying views over the garden.

The bathroom features a central, walk-in shower and freestanding bath.

On the upper floor is the master bedroom which benefits from a modern, three-piece en suite shower room. Due to the location of the room, there is a wonderful, elevated view to enjoy, across rooftops and beyond to Cleeve Hill.









Explore outside... 93 CIRENCESTER ROAD

Externally, to the front of the home is driveway parking whilst to the rear is a landscaped, mature garden, enjoying a paved terrace, water feature and an abundance of plants, trees and shrubs, ensuring year-round colour whilst attracting a host of birds and other wildlife.

LOCATION

Cirencester Road is found in the desirable area of Charlton Kings conservation area, which is one of Cheltenham's finest residential areas. Charlton Kings provides excellent local schools, clubs and access to various shops close to the town centre and the Bath Road. Cheltenham itself caters for a broad variety of needs with various shops, restaurants and world renowned schooling. Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol. Cheltenham train station also has a main line into London Paddington.

KEY FEATURES

- A wonderful three double bedroom, extended semi-detached Victorian family home



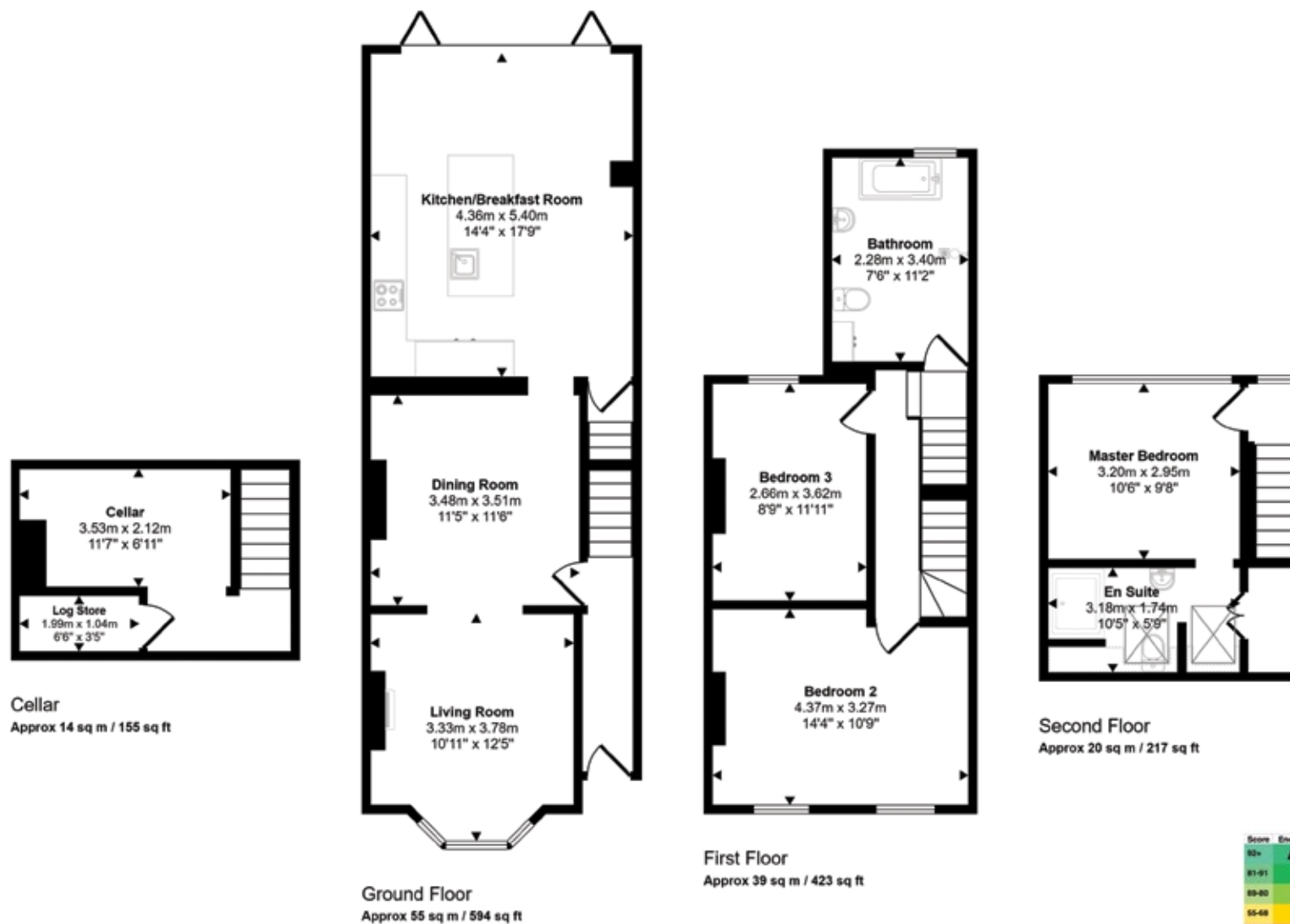
- Well presented and ready to move into and enjoy
- Located in this highly sought after location within Cheltenham
- Ground floor enjoys a welcoming entrance hall and two reception rooms
- Living room with log burning fire inset to the chimney breast
- To the rear of the home is a spacious single storey extension housing the kitchen/breakfast room
- On the 1st floor are two double bedrooms and a modern, four-piece family bathroom
- On the upper level is the master bedroom and en suite shower room. The room enjoys elevated views
- Driveway parking to the front. Mature, landscaped, enclosed rear garden
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL53 8DB. Upon arrival the property can be identified by our For Sale sign.



Approx Gross Internal Area
129 sq m / 1389 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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