



ROSS BURBIDGE

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Hamilton Street, Charlton Kings, Cheltenham, GL53

£350,000

2 2 1



Please Quote: RB1393 Ross Burbidge. Situated within an exclusive development of just 12 beautifully designed homes, 11 Hamilton Street is a superb two double bedroom end-terrace bungalow/apartment, offering contemporary accommodation, high quality finishes and a private west facing garden, all within a short stroll of the cafés, restaurants and amenities of Charlton Kings.

The property has been thoughtfully designed to maximise both space and natural light, with well proportioned accommodation throughout.

Upon entering, a spacious entrance hall provides access to two generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room, while the second double bedroom is served by a contemporary family bathroom. Both bathrooms feature quality sanitaryware, modern fittings and heated towel rails.

The heart of the home is the impressive open plan kitchen, dining and living area, offering an excellent space for both everyday living and entertaining. The kitchen is beautifully appointed with contemporary cabinetry, ample worktop space and a range of integrated appliances, including an oven, hob, extractor and fridge freezer. The living area opens directly onto the private west facing garden, providing a lovely extension of the accommodation and an ideal space to enjoy the afternoon and evening sunshine.

Built with modern living in mind, the property benefits from energy efficient electric heating, full fibre broadband connectivity and access to a secure cycle store.

Hamilton Street occupies a particularly convenient position in Charlton Kings, with an excellent selection of independent shops, cafés, restaurants and everyday amenities within walking distance. Cheltenham town centre is also easily accessible.

About the Developer

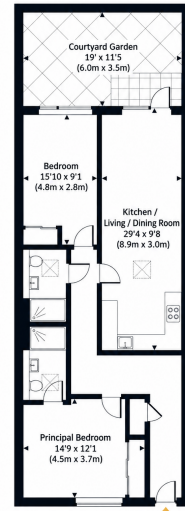
Homes is an established Cheltenham based developer with over 30 years of experience creating high quality homes throughout Gloucestershire, the Cotswolds and Herefordshire. Known for their attention to detail, thoughtful designs and quality craftsmanship.



HAMILTON STREET, GL53

Approx. gross internal area
897 Sq Ft / 83.3 Sq M.

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All measurements are approximate and for guidance and illustrative purposes only.
Floor Plans by www.thedrawings.com - +44 (795) 574 209

- Two Double Bedrooms
- Brand New Development
- Please Quote: RB1393 Ross Burbidge.
- 10 Year Warranty
- Westerly Rear Garden
- Electric Heating
- Integrated Appliances
- On Street Parking
- Central Charlton Kings Location
- No Chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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