



**move**  
Property Sales & Lettings

Maple Drive, Charlton Kings



## Maple Drive

Charlton Kings, Cheltenham

**\*\* NO ONWARD CHAIN \*\*** Spacious two-bedroom modern home with off-road parking, open-plan living, spiral staircase, in Beeches Estate near Charlton Kings. Balcarres School catchment. Council Tax band: B

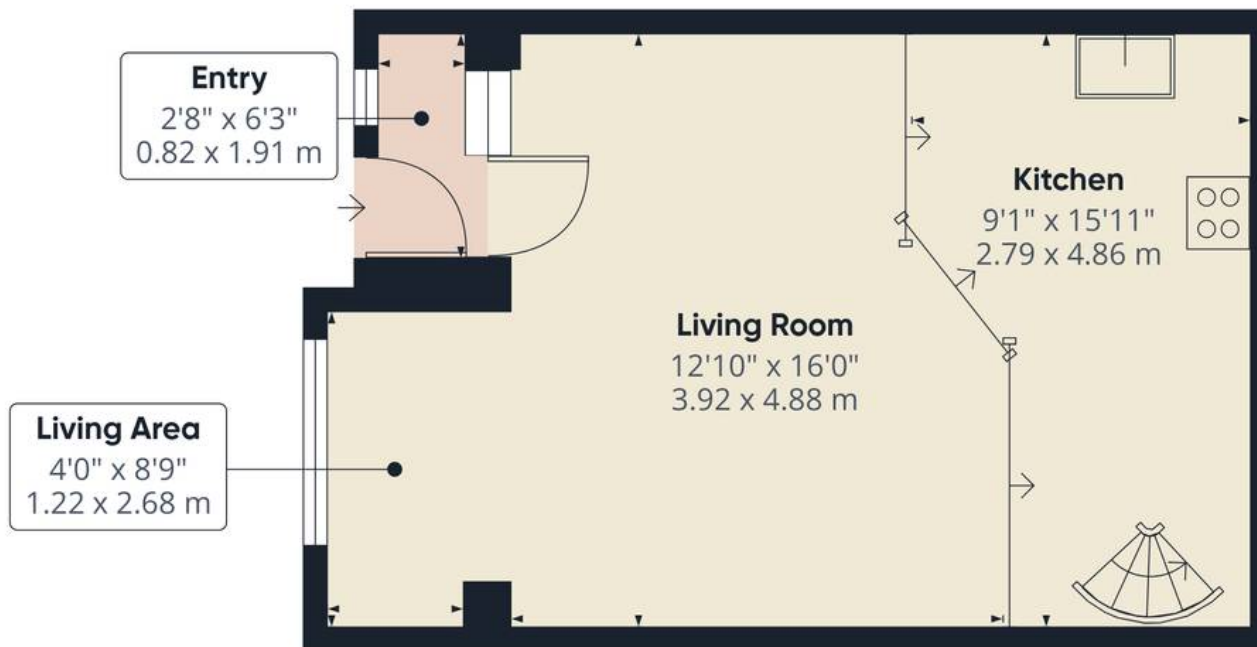
Tenure: Freehold

EPC Energy Efficiency Rating: C

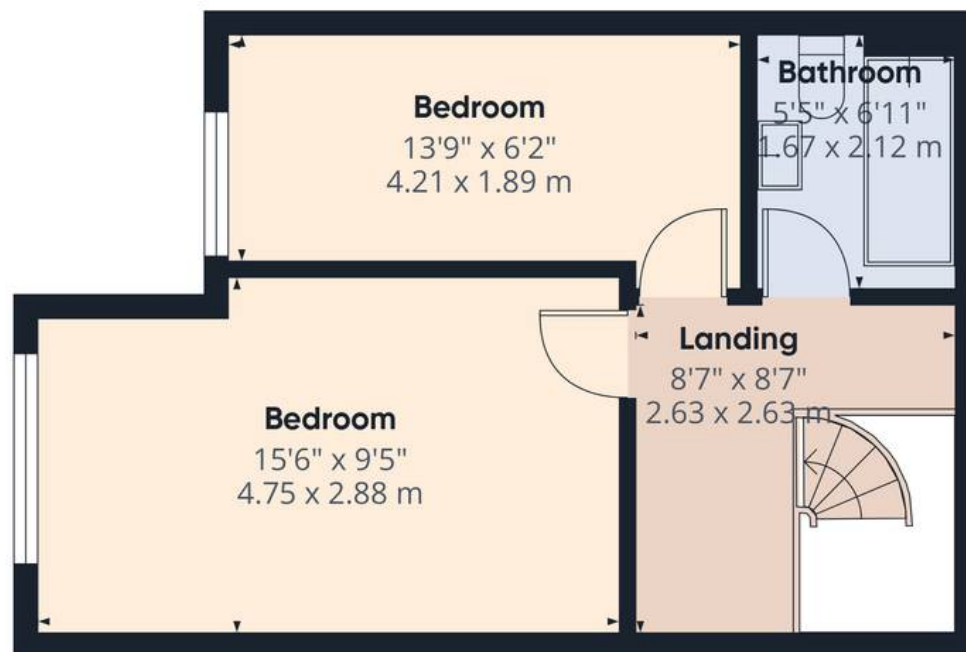
EPC Environmental Impact Rating: C

- Spacious Two-Bedroom Home
- No Onward Chain
- Generous Open-Plan Living And Dining Room
- Highly Regarded Balcarres School Catchment
- Practical Kitchen And Breakfast Area
- Two Well-Proportioned Bedrooms
- Private Off-Road Parking
- Distinctive Spiral Staircase
- Popular Beeches Estate Location
- Close To Charlton Kings And Local Amenities





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

725 ft<sup>2</sup>

67.4 m<sup>2</sup>

**Reduced headroom**

18 ft<sup>2</sup>

1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Move Estate Agents Cheltenham

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