



47 Little Herberts Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8LL

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A charming period home set in a quiet position in sought-after Charlton Kings, offering well-proportioned accommodation, gardens, driveway and garage. A rare opportunity with scope to improve, close to excellent schools and local amenities.





This attractive period property is discreetly positioned in a peaceful setting within the highly desirable Charlton Kings area of Cheltenham. Arranged over two floors, the home offers well-proportioned and naturally light accommodation, presenting an excellent opportunity for buyers looking to personalise a individual home.

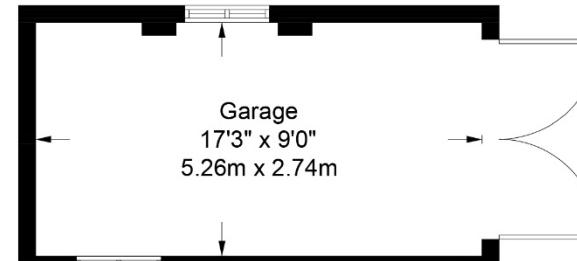
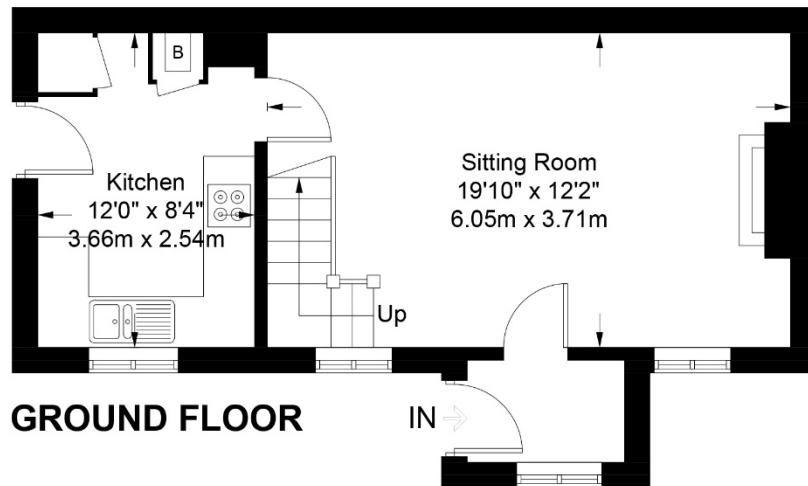
The ground floor comprises an enclosed entrance porch, a comfortable sitting room, and a modern fitted kitchen with a range of built-in units. To the first floor, a bright landing leads to two bedrooms and a well-appointed modern bathroom fitted with a white suite, including bath, WC, wash basin and a separate shower cubicle.

Externally, the property benefits from a 29' driveway accessed from Little Herberts Road, leading to a detached garage measuring approximately 17'3 x 9'. A pathway beside the garage provides access to the house. Enclosed gardens are located to the front (approximately 51' x 28') and side (approximately 22' x 13'), offering private outdoor space.

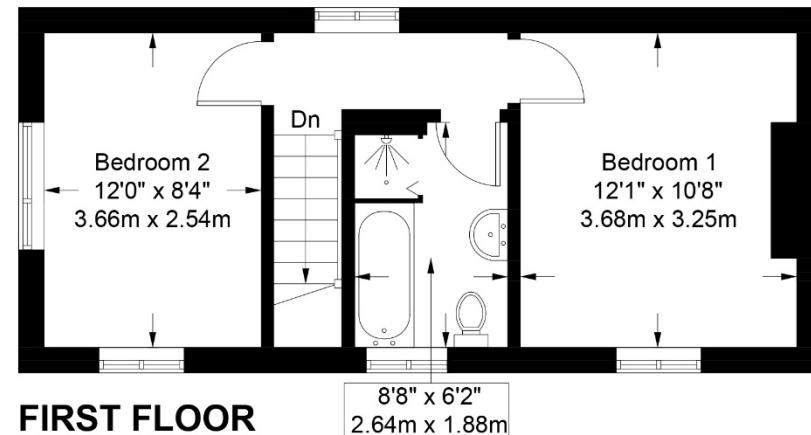
Further features include double glazed windows and gas-fired central heating. While some updating is required, the property represents a rare and exciting opportunity within this popular residential location.

Charlton Kings is renowned for its local amenities, excellent schooling including the highly regarded Balcarras School, and easy access to central Cheltenham.





(Not Shown In Actual Location / Orientation)



## General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: E (54/86)

Parking: Driveway leading to a detached garage.

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Approximate Gross Internal Area 734 sq ft / 68.2 sq m Garage 115 sq ft / 14.4 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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