

9 LYEFIELD COURT
CHARLTON KINGS

CHELtenham, GLOUCESTERSHIRE, GL53 8EN





This spacious end-of-terrace house is located in Lyefield Court, a small, gated development situated just off Cirencester Road in the ever-popular Charlton Kings area of Cheltenham.

Upon entering the property, there is a hallway leading into a spacious kitchen at the front, which in turn opens into a large, bright reception/dining room behind. The kitchen is well-laid out and fully fitted with a gas hob and double oven, with integrated appliances including a washing machine and dishwasher. Opening into the reception room, there is ample space for a living area and dining table, and there are French doors with windows spanning nearly the whole width of the room, looking and opening into the garden. Also off the hallway, there is a downstairs WC.

On the first floor, there are two good-sized double bedrooms, both with fitted wardrobes, and an ensuite shower room in the principle bedroom. There is also a further shared bathroom off the landing with shower over bath.

Ascending to the second floor, there are two further double bedrooms with dormer windows and both with eaves storage space, and a third bathroom, also with shower over bath.

Externally, the property offers a separate garage, with one parking space in front, and a good-sized town garden to the rear with lawned area, and patio for dining.

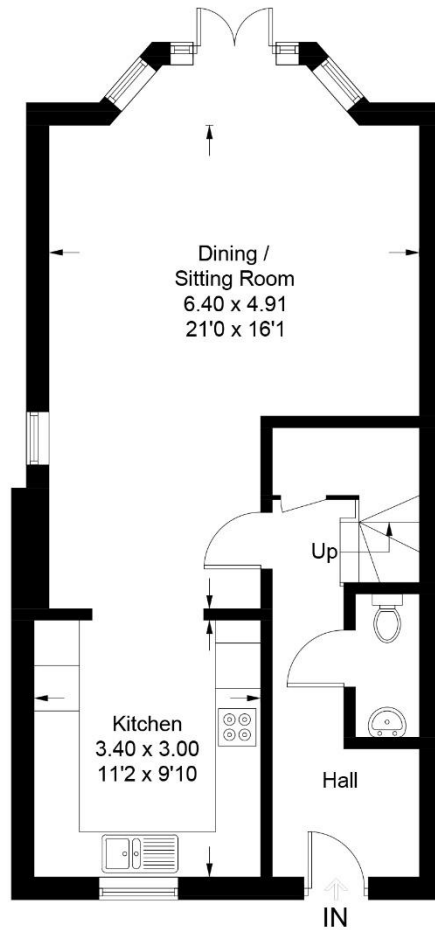
Deemed to be one of the most popular districts in the town, this lovely home is located in Charlton Kings, well-known for its excellent schooling, as well as nearby shops, cafes, and amenities. Cheltenham itself offers a variety of popular amenities as well as its renowned festivals, well-regarded schools, and easy access to the M5, A40 and Cheltenham Spa train station.



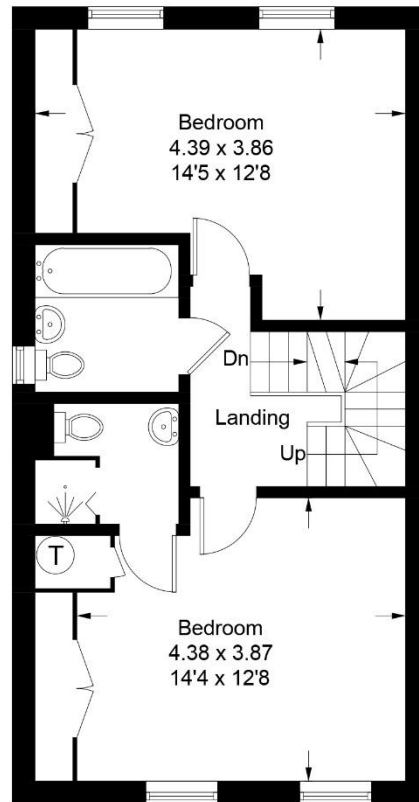


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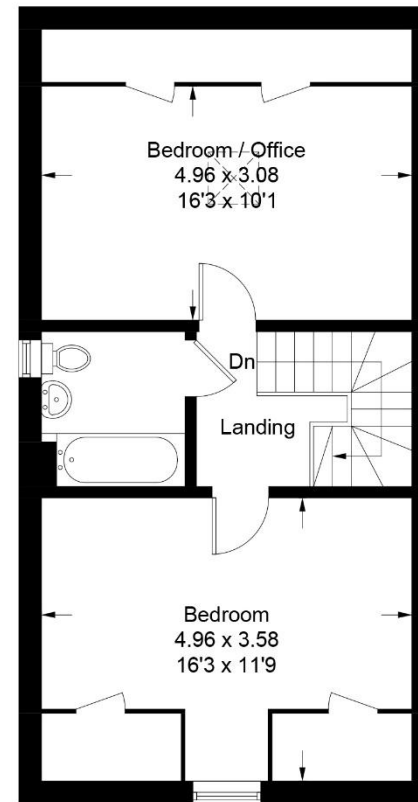
Approximate Gross Internal Area = 165.46 sq m / 1779 sq ft
(Including Garage)



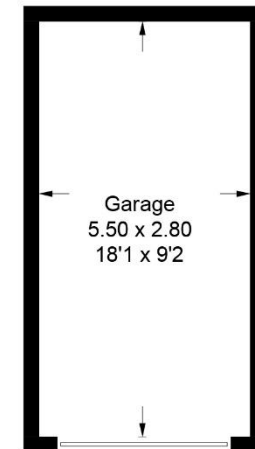
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1268609)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.
EPC rating: C.

SERVICE CHARGE

£480 per annum

COUNCIL TAX BAND

(E) £2808.74 (2025/2026)

TENURE

Freehold

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

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