



Lyefield Court Cirencester Road, Charlton Kings - GL53 8EN
Cheltenham

Guide Price £525,000



Lyefield Court Cirencester Road

Charlton Kings, Cheltenham ,GL53 8EN

Council Tax band: E

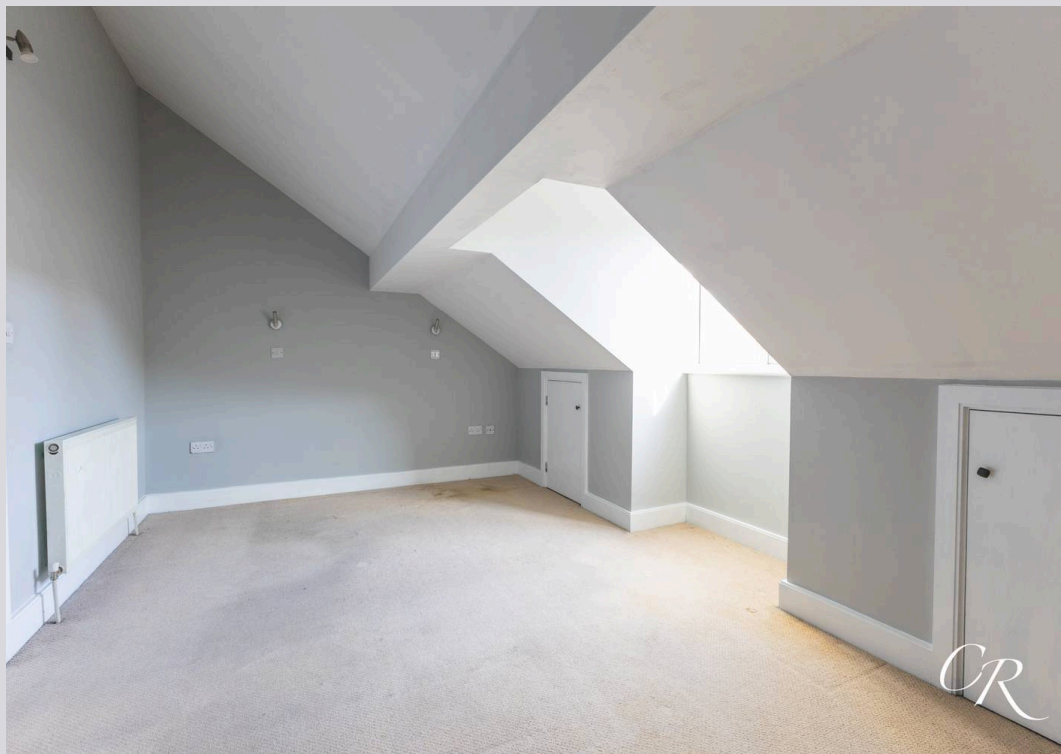
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Secure Gated Development
- Four Bedrooms
- Three Bathrooms & A Cloakroom
- Rear Garden
- Garage
- Popular Charlton Kings Location





Cook Residential is delighted to present this four-bedroom end-of-terrace home, situated in the desirable Charlton Kings area of Cheltenham. Offered with no onward chain, this modern property boasts versatile living accommodation, a garage with a parking space in front, and a private rear garden.

Entrance Hallway: The welcoming entrance hallway provides access to the principal ground-floor rooms and the staircase leading to the upper floors.

Kitchen/Dining/Sitting Room: Spanning the width of the property, this open-plan space is the heart of the home. The kitchen is well-equipped with ample storage and workspace, featuring a double oven, built-in washing machine, and dishwasher. The dining and sitting areas provide a fantastic space for entertaining, with French doors opening onto the rear garden, allowing natural light to flood the room.

Cloakroom: Conveniently located on the ground floor, the cloakroom includes a WC and washbasin.

First Floor: The first floor comprises two generously sized double bedrooms, including the principal bedroom, which benefits from an en-suite shower room. A well-appointed family bathroom serves the other bedroom on this floor.

Second Floor: The second floor offers two additional spacious bedrooms, one of which has been used as an office, making it ideal for remote working or as a guest room. A second family bathroom completes the accommodation.

Exterior: The property benefits from a private rear garden, offering a perfect space for relaxation and outdoor dining.

Parking: The property includes a garage with a parking space in front, providing secure off-road parking.

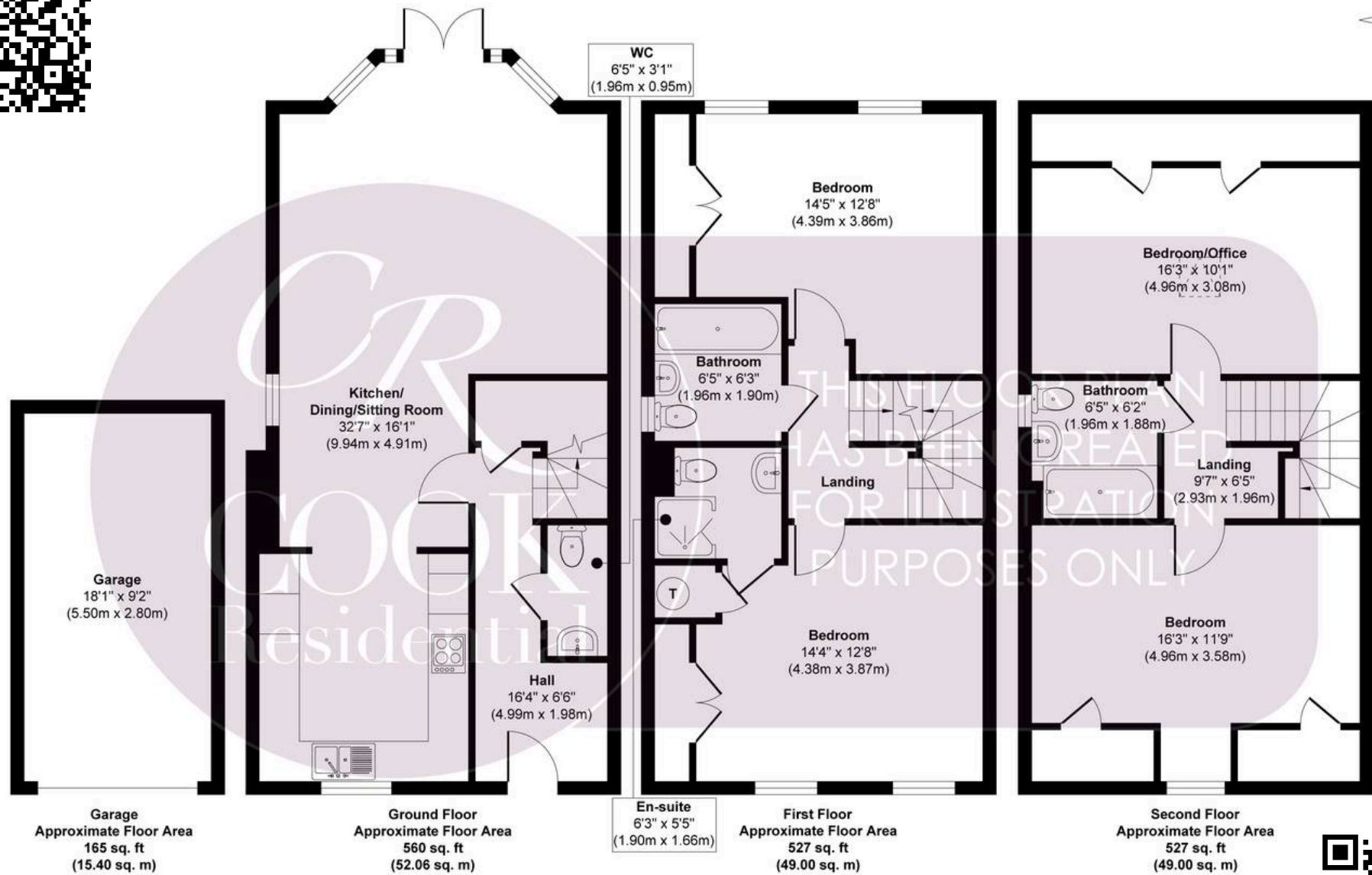
Tenure: Freehold

Council Tax Band: E

Estate Charge: £400 per year

Location: Situated in Charlton Kings, this property benefits from excellent local amenities, including shops, cafés, and restaurants. The area is well known for its outstanding schools, making it a popular choice for families. With easy access to Cheltenham town centre and the beautiful Cotswold countryside, this location offers the perfect balance of town and country living. The entrance for this beautiful gated development is conveniently situated opposite the new Lidl supermarket development.

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing. All information regarding the property details, including its tenure, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 1779 sq. ft / 165.46 sq. m (Including Garage)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.