



Ryeworth Road, Charlton Kings - GL52 6LT

Cheltenham

In Excess of £350,000



Ryeworth Road

Charlton Kings, Cheltenham, GL52 6LT

Charming 3-bed period home in Charlton Kings, Cheltenham. Generous rooms, character features, mature garden. Ideal family location near Balcarras Academy and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Three Bedroom Semi Detached Home
- Large Rear Mature Garden
- Potential For Modernisation
- Charlton Kings Location
- Balcarras Academy Catchment Area





Situated in the highly desirable Charlton Kings area of Cheltenham and falling within the Balcarras Academy catchment, this charming three-bedroom end-of-terrace period home presents an exciting opportunity for buyers looking to personalise a well-located property. Offered with no onward chain, the house boasts generous proportions, character features, and a mature rear garden perfect for family life or outdoor entertaining.

Hallway: The entrance hallway provides access to the main reception spaces.

Sitting Room: Positioned at the front of the property, the sitting room features a large bay window that floods the space with natural light. The room exudes character and is an ideal area to relax or entertain.

Dining Room: Centrally located and well-proportioned, the dining room leads seamlessly through to the conservatory and kitchen, with stairs to the first floor creating flexible living space. It retains charm and offers ample space for a family dining table.

Conservatory: To the rear, the conservatory offers garden views and access to the patio. It provides a peaceful additional reception space ideal for enjoying the garden year-round.

Kitchen: Situated at the rear of the property, the kitchen provides a practical layout with views out to the garden. The space has potential for modernisation and includes access to the adjacent ground floor shower room.

Shower Room: A convenient addition to the ground floor, the shower room includes a walk-in shower, WC, and basin, ideal for guests or busy households.

First Floor Landing: The landing area gives access to all bedrooms.

Bedroom One: A generously sized double bedroom positioned at the rear of the property, enjoying views over the garden from two windows. This room offers flexibility for freestanding or fitted storage and benefits from peaceful surroundings.

Bedroom Two: Another comfortable double room with a front window aspect, neutral décor and generous proportions.

Bedroom Three / Office: A versatile third bedroom ideal for a home office, nursery or single bedroom, with a front aspect and functional layout.

Garden: The large rear garden is mature and well established. This garden features a patio area perfect for outdoor dining, along with shrubs and greenery. The garden is generously sized, offering excellent potential for further landscaping.

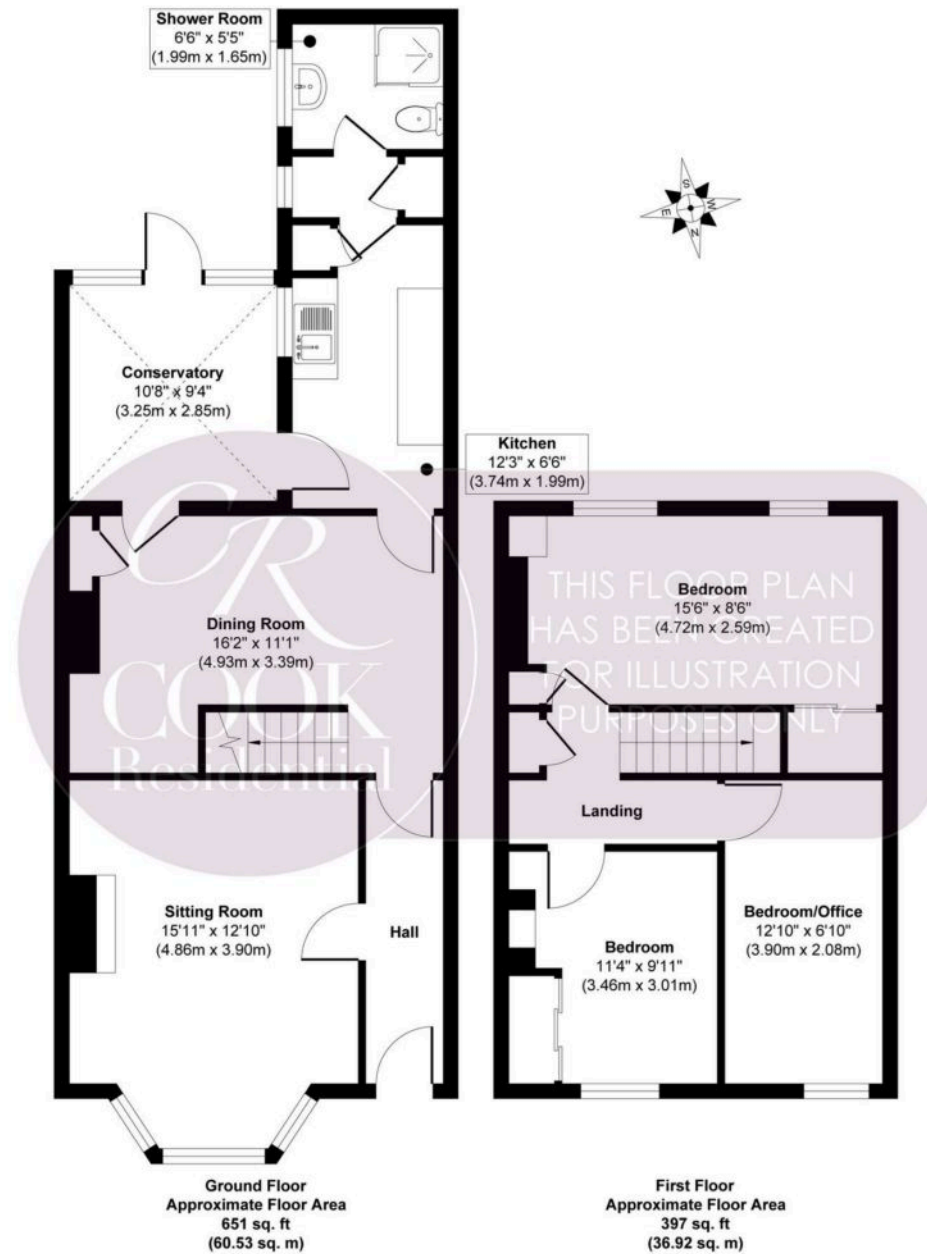
Parking: There is room for a small vehicle to parked at the front of the property.

Tenure: Freehold

Council Tax Band: C

Location: Charlton Kings is one of Cheltenham's most desirable residential areas, offering a blend of village charm and urban convenience. The property is located within walking distance of excellent local amenities including cafés, pubs, independent shops, and scenic walks. Being in the catchment for Balcarras Academy makes this a particularly attractive area for families. The A40 and other major transport links are easily accessible, making this an ideal location for commuters and those looking to enjoy all that Cheltenham has to offer.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.





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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.