



Hambrook Street, Charlton Kings, GL52 6LW

CR
Guide Price £325,000



Hambrook Street

Charlton Kings, GL52 6LW

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Two Double Bedrooms With Jack & Jill Bathroom
- Spacious Kitchen/Breakfast Room With Integrated Appliances
- Two Reception Rooms Including Sitting Room With Gas Fireplace
- Private Rear Garden With Lawn And Seating Area
- Located In Popular Charlton Kings Close To Amenities And Transport Links





A charming two-bedroom period home located in the ever-popular village of Charlton Kings, this well-presented property offers a blend of character features and modern comforts. Arranged over two floors, the accommodation includes two reception rooms, a generous kitchen/breakfast room, a downstairs cloakroom, two double bedrooms and a Jack & Jill bathroom. The property is offered to the market with no onward chain.

Porch: The property is approached via a tiled porch leading into the sitting room.

Sitting Room: Positioned at the front of the property, the sitting room provides a bright and welcoming space featuring a gas-fired fireplace, neutral décor, and engineered oak flooring. A doorway leads through to the dining room.

Dining Room: A versatile second reception room offering space for a dining table or additional seating. This room features engineered oak flooring and has stairs rising to the first floor with a useful storage cupboard positioned beneath. A doorway leads through to the kitchen, and there is also access to the downstairs cloakroom.

Downstairs Cloakroom: Fitted with a WC, corner basin with mosaic tiled splashback, heated towel rail and mosaic tiled flooring.

Kitchen/Breakfast Room: Located at the rear of the property, the kitchen is fitted with a range of wall and base units, integrated oven and hob with extractor hood, fitted washing machine, fitted dishwasher, and under-counter fridge and freezer. There is also space for a small breakfast table. Dual-aspect windows and French doors opening onto the rear garden create a bright and sociable space. Engineered oak flooring continues through this room.

Landing: Providing access to both bedrooms and the Jack & Jill bathroom.

Bedroom One: A double bedroom positioned at the front of the property, offering neutral décor and a built-in storage cupboard.

Bedroom Two: A further double bedroom overlooking the rear garden and featuring a fitted storage cupboard.

Jack & Jill Bathroom: The modern family bathroom is accessible from both bedrooms and comprises a bath with shower over and glazed screen, WC, pedestal washbasin, tiled flooring and walls, and a chrome heated towel rail. A window provides natural light and ventilation.

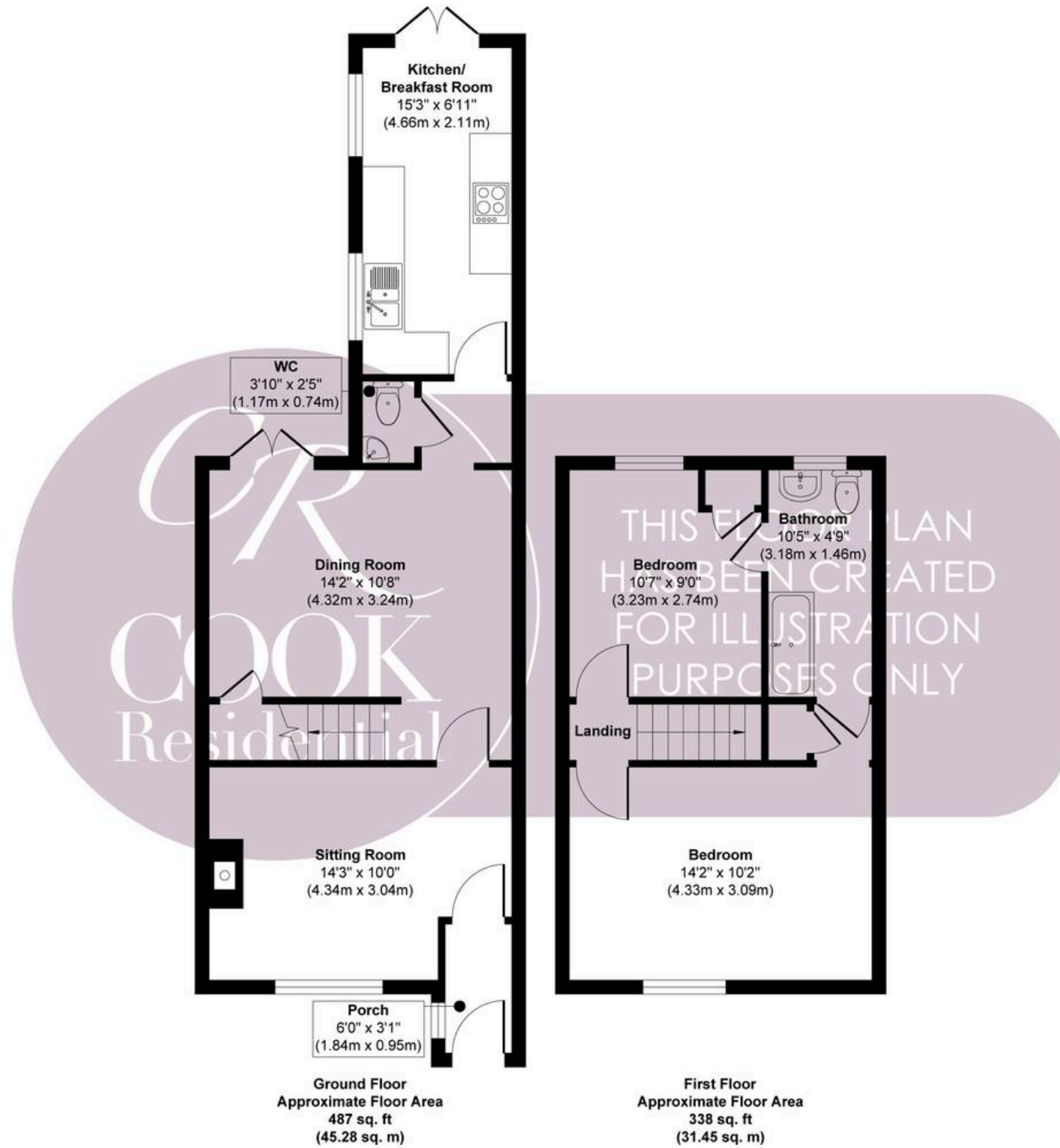
Rear Garden: The garden is arranged to provide a gravelled seating area immediately outside the kitchen, leading to a raised lawn framed by fencing and a brick wall to the rear. The space offers excellent potential for planting, outdoor seating or further landscaping.

Location: Situated in the sought-after area of Charlton Kings, the property enjoys easy access to local amenities, cafés, pubs, and well-regarded schools. Cheltenham town centre is within easy reach, offering a wide selection of shops, restaurants and leisure facilities. The area benefits from excellent transport links, including regular bus services and convenient access to the A40 and A435 for routes to Oxford, Cirencester and the wider Cotswolds.

Additional Details:

- **Tenure:** Freehold
- **Council Tax Band:** C

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Approx. Gross Internal Floor Area 825 sq. ft / 76.73 sq. m

Produced by Elements Property





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