



Cudnall Street, Charlton Kings, GL53 8HS

In Excess of £450,000



## Cudnall Street

Charlton Kings, GL53 8HS

This charming period terraced home is ideally positioned in the highly sought-after area of **Charlton Kings**, within easy reach of Cheltenham Town Centre and the highly regarded Balcarras Academy. Beautifully presented throughout, the property offers a wonderful blend of character and flexible living space arranged over three floors, including a converted loft bedroom and a tiered garden with an outbuilding.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Three Bedroom Period Terraced Home
- Loft Conversion With Eaves Storage
- Conservatory Overlooking The Garden
- Sought-After Charlton Kings Location Set Within The Balcarras Academy Catchment Area As Well As Charlton Kings Primary & Junior Schools
- Tiered Rear Garden With Garden Room
- On Street Parking



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**Entrance Hall:** An entrance hall provides access to the downstairs accommodation.

**Sitting Room:** A bright reception room located at the front of the property, with a large window allowing plenty of natural light. The room also enjoys a woodburning stove, creating a lovely sense of character and warmth, making it an inviting everyday living space.

**Kitchen / Dining Room:** Positioned at the rear of the property, the kitchen/dining room offers a practical and sociable space ideal for cooking, dining and everyday family living. The kitchen is fitted with a range of cupboards providing ample storage along with generous worktop space for food preparation. The layout flows seamlessly through to the conservatory, creating an open and inviting feel to the rear of the home. The kitchen is equipped with a Neff pyrolytic induction hob with integrated cooker hood, a Neff oven, and there is space for an American-style fridge freezer.

**Cloakroom:** A useful downstairs cloakroom is conveniently located just off the kitchen/dining room.

**Conservatory:** A light-filled conservatory overlooking the garden provides an additional reception area, ideal as a relaxing seating space, playroom or reading area with lovely garden views and direct access outside.

**The Landing:** The landing provides access to the first floor accommodation as well as providing access to the stairs leading to the loft conversion.

**Bedroom One:** A spacious double bedroom located at the front of the property, enjoying two south-facing windows which allow excellent natural light throughout the day and enhance the bright and airy feel of the room.

**Bedroom Two:** A comfortable second bedroom overlooking the rear garden, ideal as a child's bedroom, nursery, guest room or home office.

**Family Bathroom:** A well-appointed bathroom fitted with both a separate bath and shower enclosure, alongside a wash hand basin and WC.

**Bedroom Three:** Located on the top floor, this impressive loft conversion creates a generous third bedroom with a new staircase, a skylight and eaves storage on both sides. This is a particularly versatile space and could serve equally well as a principal bedroom, guest room or creative workspace.

**Garden:** The rear garden is a wonderful feature of the property, arranged over several tiers that create distinct spaces for sitting, planting, playing and entertaining. Stone retaining walls, steps and established planting all add to the charm, while the elevated position provides a pleasant outlook back towards the house and surrounding area.

**Sun Room:** At the top of the garden sits a timber-clad garden room/sun room offering useful additional space for hobbies, storage, a studio or place to just relax.

**Tenure:** Freehold

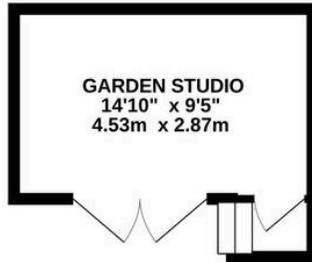
**Council Tax Band:** C

**Location:** Cudnall Street is a popular residential road in the heart of Charlton Kings, a highly regarded area known for its strong sense of community, attractive period homes and access to both Cheltenham Town Centre and the surrounding countryside. There are well-regarded schools nearby such as Balcarras Academy, Charlton Kings Primary and Charlton Kings Junior School. Everyday amenities are within easy reach, with lovely walking routes toward the Cotswold escarpment, making this an excellent setting for a wide range of buyers.

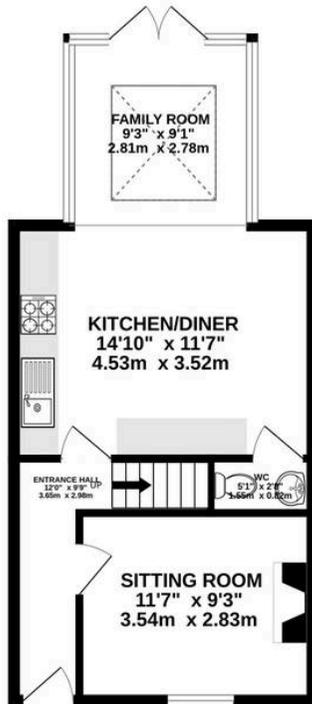
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GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



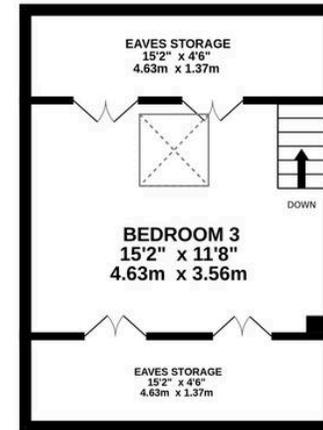
1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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