



7 Chancel Way, Charlton Kings, Cheltenham Gloucestershire GL53 7RR

A spacious five-bedroom detached family house located in a quiet cul de sac within the sought after residential district of Charlton Kings. Comprising, entrance hall, inner hall, cloakroom, sitting & dining room, fitted kitchen, utility room, master bedroom with ensuite, 4 further bedrooms and family bathroom. Garage. 60'x38' south facing rear garden.





A well-presented family home with good sized accommodation arranged over two floors and a 60'x38' south facing rear garden.

Entering the property on the ground floor, the entrance flows through to an inner hall with staircase rising to the first floor. A door leads into a 22' sitting room with fireplace and arch leading to a separate dining room.

The kitchen is well fitted with an extensive range of units, built in appliances and views over the rear garden. Off the kitchen is a large utility room with work surfaces and plenty of storage.

Also on this floor is a modern fitted cloakroom

The first floor contains a generous principal bedroom with built in furniture and a well-appointed ensuite, four further bedrooms and a family bathroom.

The property includes a c.60'x38' enclosed south facing rear garden which is not overlooked from the rear.

A driveway to the front of the property leads to a large garage and provides off street car parking.

The house is well presented throughout and features gas fired central heating to radiators and double glazed windows.









General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band G.

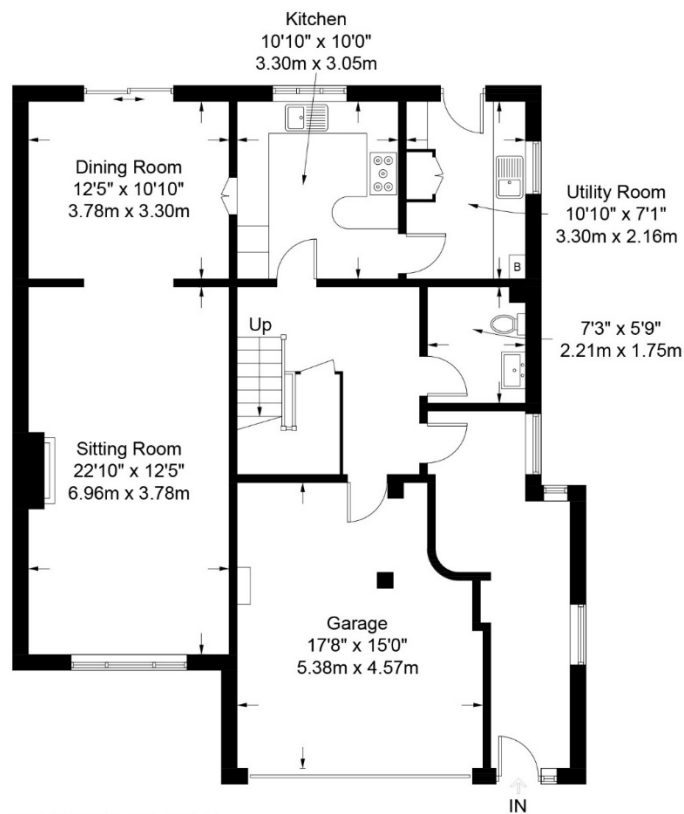
EPC: C (70/76).

Parking: Garage and off street driveway parking.

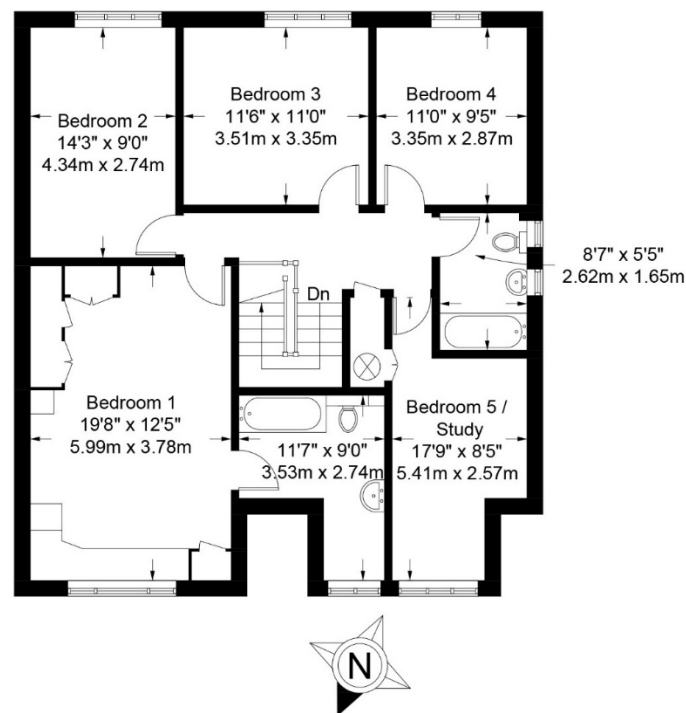
Heating: Gas fired central heating to radiators.

Windows: uPVC framed double glazed windows.

Appliances: Oven, hob and hood.



GROUND FLOOR



FIRST FLOOR



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 Approximate Gross Internal Area 2250 sq ft / 209.9 sq m (including garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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