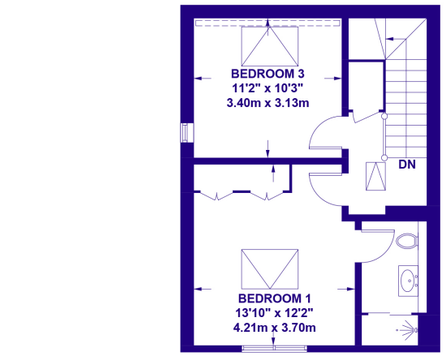
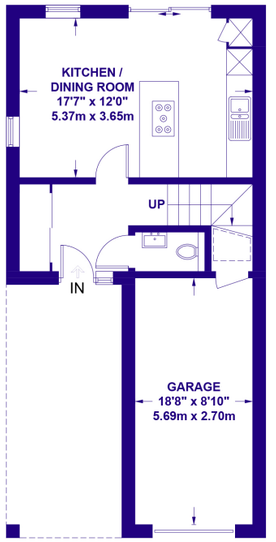
Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft
(Including Garage)

N

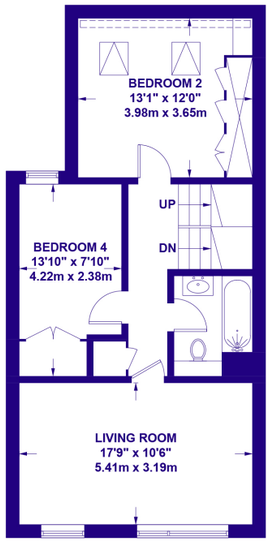
= REDUCED HEAD HEIGHT BELOW 1.5M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

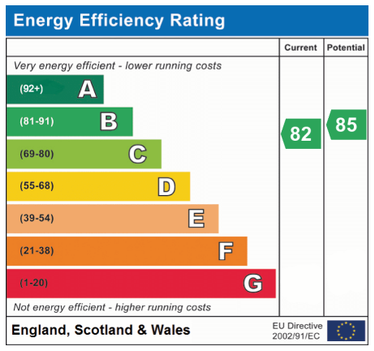
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THE PROPERTY OMBUDSMAN
Approved Redress Scheme



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6 Kings Hollow, Charlton Kings, Cheltenham, Gloucestershire GL53 8BU

A well presented and contemporary four double bedroom semi-detached property ideally positioned within a select and private cul-de-sac in a highly sought after residential area within easy reach of Balcarras School, local shops, the countryside and town centre beyond.

Residential Sales | Lettings | Property Management

01242 575805 **www.erringtonsmith.com** 107 Promenade Cheltenham Gloucestershire GL50 1NW

6 Kings Hollow, Charlton Kings, Cheltenham, Gloucestershire GL53 8BU

A well presented and contemporary four double bedroom semi-detached property ideally positioned within a select and private cul-de-sac in a highly sought after residential area within easy reach of Balcarras School, local shops, the countryside and town centre beyond. Its generously proportioned accommodation arranged over three floors comprises in brief on the ground floor an entrance hall with built-in cupboard, a cloakroom and a wonderful modern fitted kitchen with integrated appliances, that opens effortlessly into the dining room and overlooks the beautifully landscaped rear garden with a southerly aspect. The first floor offers a spacious living room, two double bedrooms and a family bathroom. Above there are two further double bedrooms, including the main bedroom with an en-suite shower room. Additional benefits of this fine property include gas fired central heating with under floor heating on the ground floor, double glazing, a delightful landscaped rear garden, off road parking for two vehicles, plus a car-port and an integral garage with an electronically operated door. Council tax band - B. For the maintenance of the cul-de-sac there is a current service charge payment of £600 per annum.













Directions
Leave Cheltenham via the London Road and at the Holy Apostles traffic lights take the right fork into Cirencester Road. Proceed through the next set of traffic lights and Kings Hollow can be found some way along on the left hand side. Enter Kings Hollow and the property can be found several properties along on the right hand side.

Price:
£625,000

Tenure:
Freehold

Contact:
Karen Short