

Asking Price £385,000 | Freehold

Bafford Approach, Charlton Kings, Cheltenham, GL53 9HP

PETER BALL & CO







Key Features & Description

- Three-bedroom semi-detached chalet-style family home
- Integral single garage and driveway parking
- Excellent scope for further improvement
- Spacious living/dining room with garden access
- Kitchen with breakfast area and side access
- Enclosed rear garden with patio, lawn and flower beds
- Sought-after Charlton Kings location
- Close to excellent schools, local amenities and Cotswold walks
- EPC Rating D | Council Tax Band D
- Freehold

A three-bedroom, semi-detached chalet-style family home with the added benefit of an integral garage, offering excellent scope for further improvement and for the new owner to add their own personal stamp. The property is ideally located within close proximity to popular local amenities and excellent schools in the highly sought-after area of Charlton Kings.

The property offers well-proportioned accommodation and briefly comprises an enclosed porch, entrance hallway with stairs rising to the first floor, a kitchen with breakfast area and door providing side access, and a living/dining room measuring approximately 21'8" x 12'2", with sliding doors providing access to the rear garden. Upstairs, the landing leads to three bedrooms, a family bathroom and a separate WC.

The enclosed rear garden enjoys a paved patio area, lawn and flower beds. A metal gate to the side provides access to the front garden. To the front, a hardstanding driveway provides off-street parking and leads to the integral single garage.

Charlton Kings is a well-established and highly regarded village, where much of its historic and modern charm has been retained. The area benefits from Charlton Common and the surrounding Leckhampton Hills, offering a wealth of picturesque Cotswold walks.

The location is considered ideal, being just a short distance from Cheltenham town centre while also sitting on the fringes of the surrounding rural areas, renowned for their outstanding natural beauty. The property also benefits from good road access to Oxford, Cirencester and London.







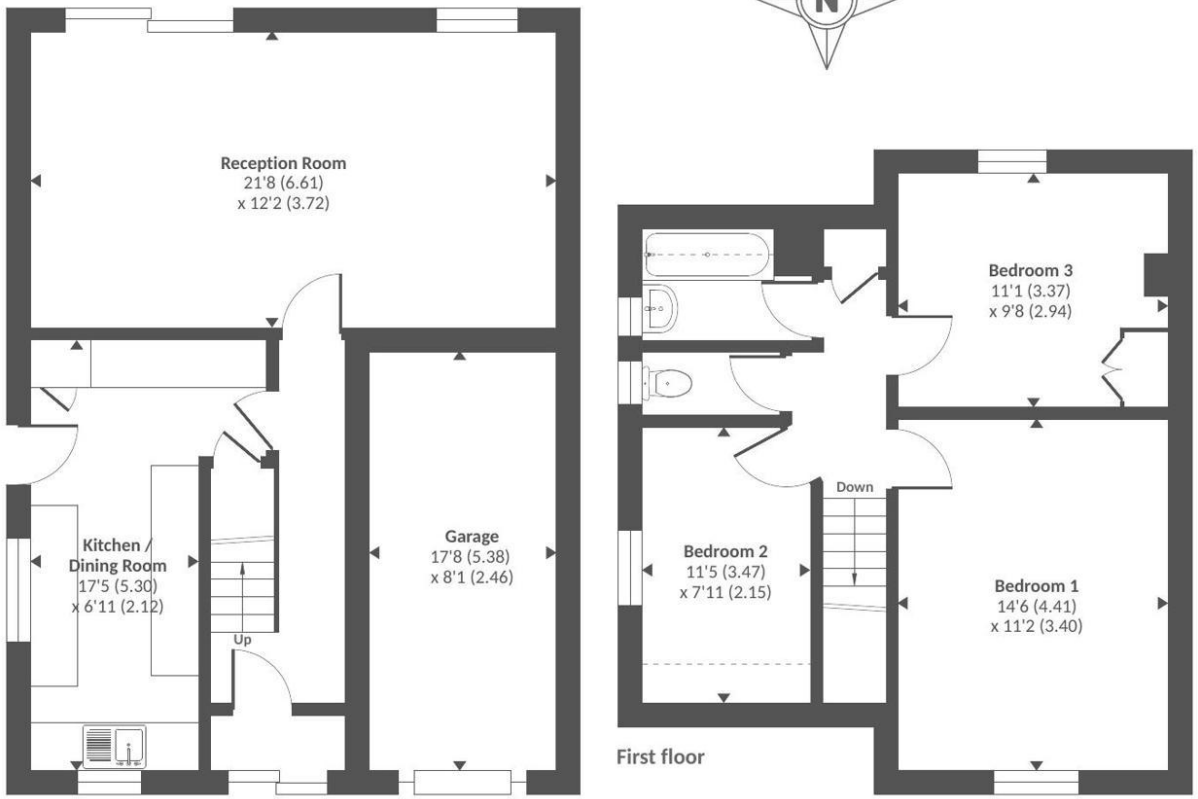






Approximate Area = 965 sq ft / 89.6 sq m
Limited Use Area(s) = 17 sq ft / 1.6 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 1115 sq ft / 103.6 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions.Produced for Peter Ball & Co. REF: 1514956

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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Peter Ball.

PETER BALL & CO

Cheltenham Sales
1-3 Shurdington Road, Cheltenham, Gloucestershire GL53 0JB
T: 01242 255288 | chelt@peterball.co.uk
https://www.peterball.co.uk/