

Sir Charles Irving Close Cheltenham, Gloucestershire GL50 2DS



End-of-terrace town house • Three bedrooms, master with en suite • First-floor sitting room • Separate dining room • Utility and cloakroom • Conservatory • West-facing garden • Garage and off-street parking • EPC C

Sir Charles Irving Close

Cheltenham, Gloucestershire GL50 2DS

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A very well-presented contemporary town house, set within an exclusive development close to excellent local schooling and amenities and located in the much sought after The Park area of Cheltenham.

Built in 2006, this bright and spacious family home is arranged over three floors and provides an entrance hall with wooden flooring and storage, and a bay fronted dining room, again with wooden flooring, opening on to the kitchen/breakfast room fitted with appliances, tiled splash backs and flooring, leading into a conservatory with glazed doors leading to the west-facing garden. A useful utility room is off the kitchen and a cloakroom completes the ground floor.

On the first floor there is an exceedingly bright sitting room with bay window, wooden flooring and feature fireplace. There is also a three piece family bathroom suite and double bedroom on this floor with double built-in wardrobes. On the top floor, the principal bedroom has an en-suite shower room and there is a further double bedroom on this floor, both also with double built-in wardrobes.

To the rear, there is a very private low maintenance west-facing garden with mature borders and fence boundaries and rear access into the single garage. There is also an off road parking space to the front of the property.

Additional benefits of this high quality home include gas fired central heating and double glazing throughout.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and

cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Perry Bishop's Bath Road office head south on Bath Road. At the mini roundabout, turn right (Send exit) on to Shurdington Road. At the next lights, turn right and continue on to the next mini-roundabout and turn left on to The Park; continue on and take the second left turn into Merestones Road. Turn right at the mini-roundabout on to Sir Charles Irving Close and the property will be found on the first right turn and on the left hand side.

Services & Tenure

The tenure is Freehold. All mains services are believed to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/NB/KF/09012024

We'd love to hear from you

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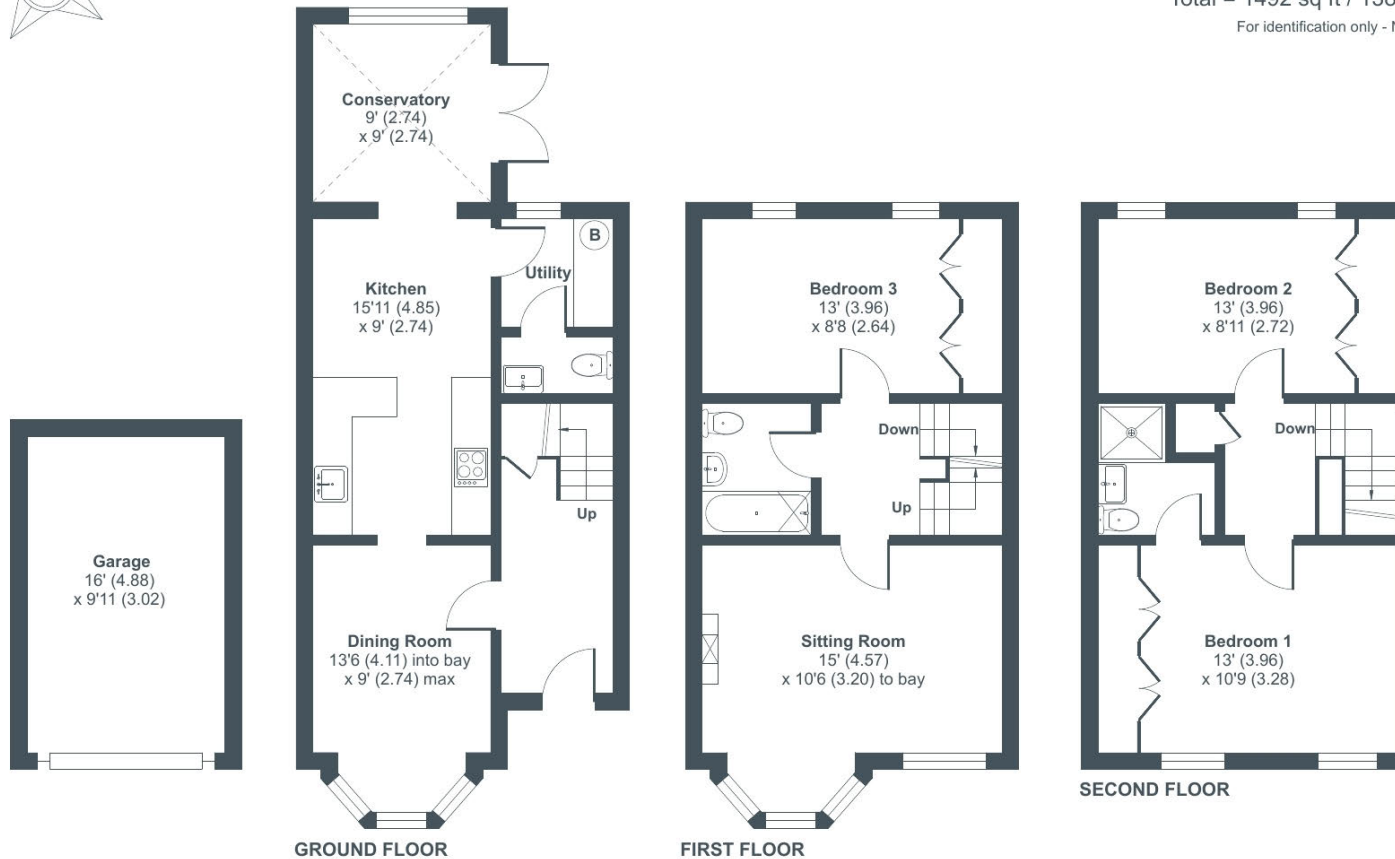
Sir Charles Irving Close, Cheltenham, GL50

Approximate Area = 1332 sq ft / 123.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1492 sq ft / 138.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Perry Bishop. REF: 1070800



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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