

# Perry Bishop

PROPERTY MADE PERSONAL

**Longway Avenue,** Charlton Kings, Cheltenham, Gloucestershire, GL53 9JJ



Modern semi-detached house offering excellent scope for further improvement • Easy access to Balcarras school • Close to local amenities • Integral garage • Driveway parking • No onward chain • EPC F



## Longway Avenue,

Charlton Kings, Cheltenham, Gloucestershire, GL53 9JJ

### Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

### About the property

A three-bedroom semi-detached family home offering excellent scope for further improvement and located within walking distance of excellent local amenities and Balcarras school in ever popular Charlton Kings.

The well-proportioned accommodation in brief comprises an entrance hall with stairs to the first floor, a kitchen lies to the front of the house. To the rear overlooking and leading into the garden is a fabulous 21' sitting/dining room.

The first floor provides three good-sized bedrooms and a family bathroom.

The rear garden is terraced with a patio area and gated side access. Integral garage and driveway parking to the front. No onward chain.

### Amenities

Charlton Kings is a well-established village where much of its ancient beauty has been retained with Charlton Common and the surrounding Leckhampton Hill with its Cotswold trails. Modernity has developed sought after junior and secondary schools, both state and independent.

With a population of around 10,000 there are several well-established shopping areas, pubs and four churches. There are community activities, local football teams and a golf club. An ideal location just a few miles from Cheltenham town centre, but on the fringes before rural areas and good access for Oxford, Cirencester, and London.

### Directions

From Cheltenham town centre leave on the London Road (A40) towards Oxford, continue straight through lights at the junction of Hales Road, continue onto next lights and take the right turn onto Cirencester Road (A435), continue straight on Cirencester Road passing a small Sainsburys on the right, Bafford Approach is the next right turn, and continue along taking the second turn on the left onto Longway Avenue where the property will be found towards the end of the road.

### Services & Tenure

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

### Local Authority

Cheltenham Borough Council

Council Tax Band D

### Our reference

CHE/GW/KF/27032024



**We'd love to hear from you**

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)



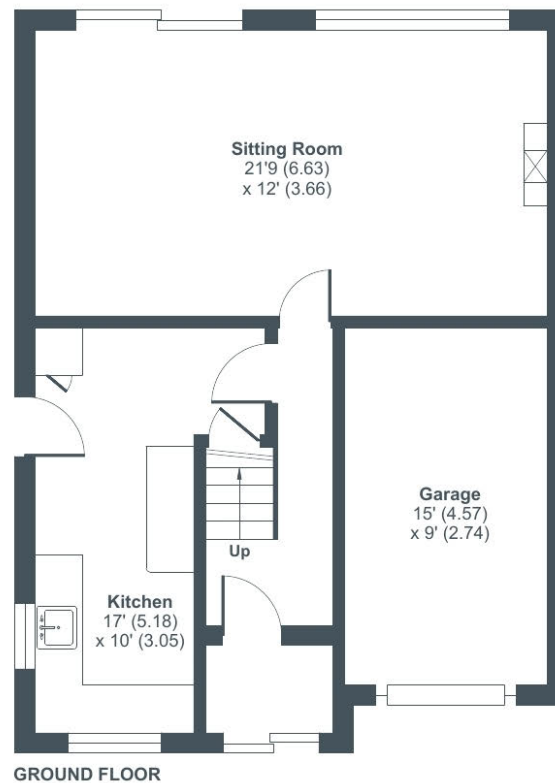
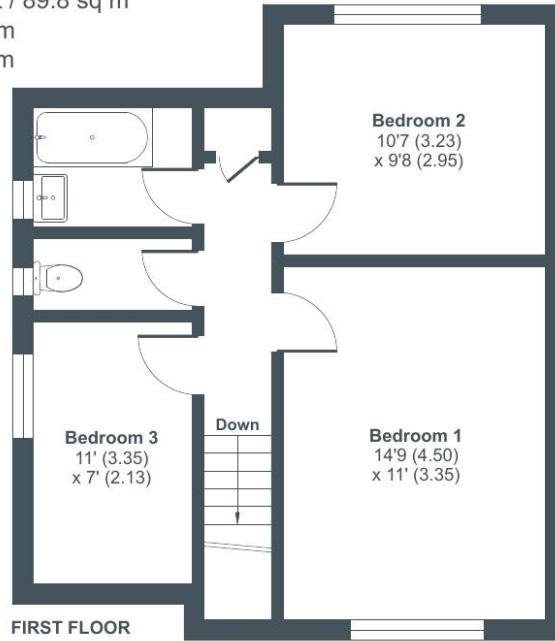
# Longway Avenue, Charlton Kings, Cheltenham, GL53

Approximate Area = 967 sq ft / 89.8 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1095 sq ft / 101.6 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). © ntechcom 2024. Produced for Perry Bishop. REF: 1102806



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

**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.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

