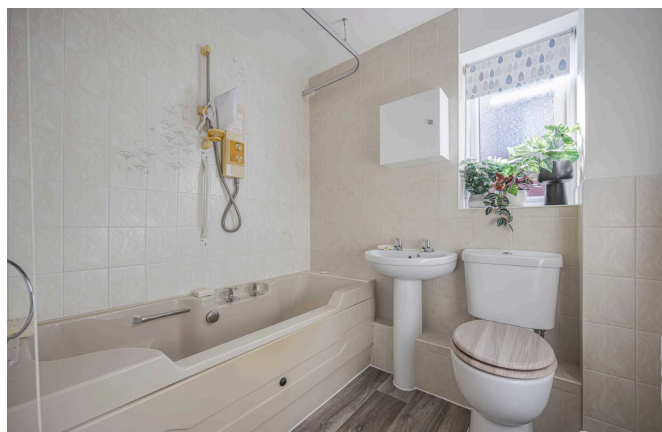


Pumphreys Court, Pumphreys Road, Charlton Kings, Cheltenham, Gloucestershire, GL53 8BX



Bungalow • End terrace • Two bedrooms • Over 60s development • Private garden • Communal parking • Close to amenities • EPC D

Pumphreys Court,

Pumphreys Road, Charlton Kings, Cheltenham, Gloucestershire, GL53 8BX

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

An end terrace, two bedroom retirement bungalow for the over 60s, very well located at the end of a no-through road in highly regarded Charlton Kings with good local amenities close by.

The property is presented in excellent condition throughout and provides a welcoming entrance hall with built-in storage leading through to the spacious reception room with sliding patio doors on to the rear garden. The kitchen provides a range of high and low level units with electric fan oven and electric hob, space for washing machine and fridge/freezer, stainless sink with drainer and tiled splash backs and has a window overlooking the rear garden. There is a three-piece bathroom suite comprising panel bath, low flush W.C and pedestal sink and has fully tiled walls. There are two generous bedrooms, with the principal bedroom having built-in wardrobes.

Outside, to the rear, the garden is enclosed with wooden fencing and has a patio area off the house with lawn and

attractive flower borders. The property is double-glazed throughout and there is first come, first served parking to the front of the property.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Charlton Kings is known to date back to the Iron Age, following the discovery of a villa in 1980. Much of the 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 Perry Bishop's Bath Road office, head towards Cheltenham town centre and turn right at the first set of traffic lights onto Thirlestaine Road (A40) continue to the end





of the road and turn left at the mini roundabout, at the next roundabout continue straight on. At the next set of lights turn right onto London Road. Continue on and at the next lights bear right onto Cirencester Road. Continue on passing straight through another set of traffic lights, when you pass Sainsbury's Local on your right, Pumphreys Road will be the next left turn and the property will be found at the end of the road on the right.

What3Words /// inner.custom.fire

Services & Tenure

The tenure is freehold. Mains electricity, water and drainage are understood to be connected.

The service charge is currently £1,200 per annum.

Local Authority

Cheltenham Borough Council.

Council Tax Band B

Our reference

CHE/NB/CDH/17092025

We'd love to hear from you

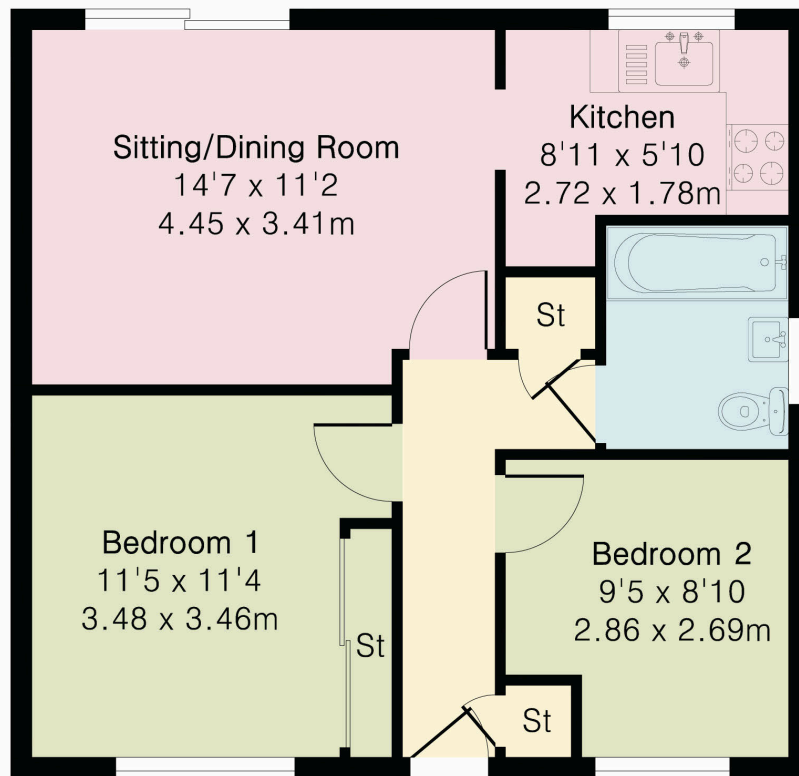
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Approximate Gross Internal Area 544 sq ft - 51 sq m



Ground Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.
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

