

## Sir Charles Irving Close, Cheltenham, Gloucestershire, GL50 2DS



Modern extended town house • Three bedrooms • Two bathrooms • Garage • Off-street parking  
• Sought after location • Good local schools • EPC C

# Sir Charles Irving Close,

Cheltenham, Gloucestershire, GL50 2DS

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

## About the property

A very well-presented contemporary townhouse, 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 has been recently extended.

The ground floor has an entrance hall with wooden flooring and storage, and a bay-fronted flexible living space which opens onto a beautiful modern kitchen. The kitchen benefits fitted appliances, gorgeous green tiled splash backs, and a butler's sink. The extended dining room provides copious amounts of natural light from the ceiling lantern, as well as being dual-aspect with bifold doors. 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, new carpets, media wall and fitted shutters. There is a family bathroom suite, which has been recently redecorated, and a double bedroom with double built-in wardrobes. The principal bedroom is located on the second floor, and benefits fitted wardrobes and a recently modernised ensuite shower room. A further double bedroom with built-in wardrobes is found on this floor, along with storage on the landing.

To the rear, there is a very private low maintenance garden with decked area. There is also one off-road parking space at the front of the garage.

## 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

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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 at the end of the road on the left hand side.

What 3 Words: [///venues.meals.forces](#)

## Services & Tenure

The tenure is Freehold.

There is a communal charge of £435.96 per annum.

All mains services are connected.

## Local Authority

Cheltenham Borough Council

Council Tax Band: C

## Our reference

CHE/SB/RN/22012025

## We'd love to hear from you

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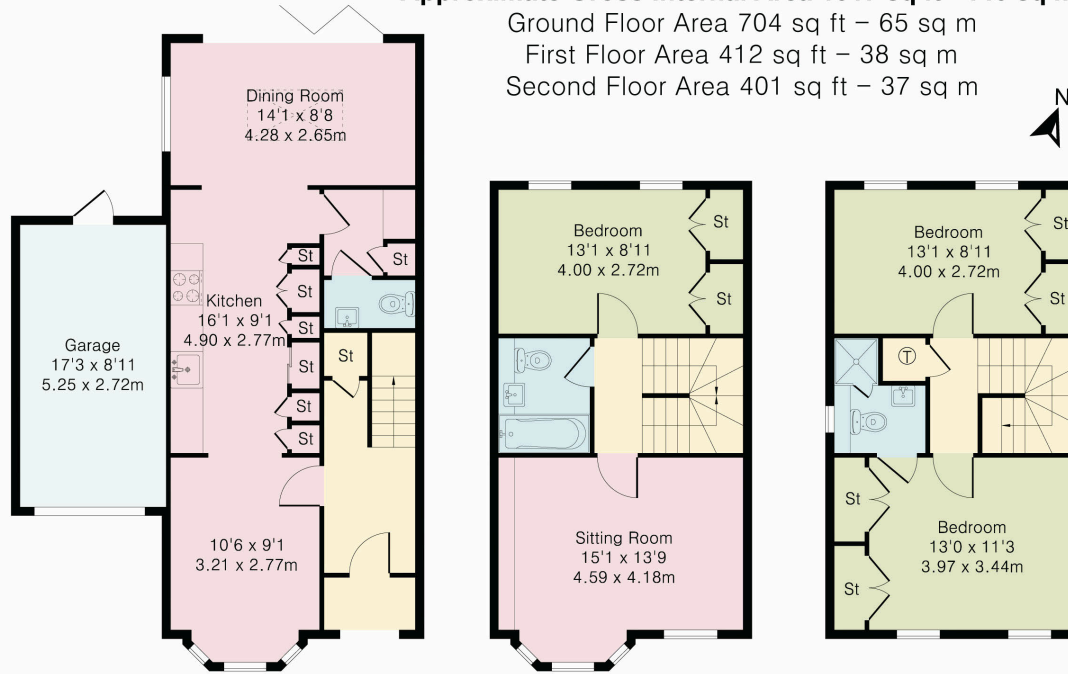


**Approximate Gross Internal Area 1517 sq ft - 140 sq m**

Ground Floor Area 704 sq ft – 65 sq m

First Floor Area 412 sq ft – 38 sq m

Second Floor Area 401 sq ft – 37 sq m



Ground Floor

First Floor

Second Floor

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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 as defined by RICS code of measuring practise. No guarantee is given on 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

