

## King Arthur Close, Leckhampton, Cheltenham, GL53 7EX



- Three bedrooms
- One bathroom
- Garden
- Garage
- Modern
- EPC C

# King Arthur Close

Leckhampton

## Key Features



3  
Bedrooms



1  
Bathrooms



1  
Receptions

## About the property

A well-proportioned three-bedroom family home with garage set within a quiet cul-de-sac in the sought-after Charlton Park area of Cheltenham. This attractive property offers approximately 1,064 sq ft of accommodation, arranged over two floors, with the added benefit of an integral garage and well-balanced living space ideal for modern family life.

The ground floor is well laid out, with an entrance hall providing access to a downstairs cloakroom and staircase to the first floor. The property provides a generous reception room offering an excellent space for relaxation and entertaining and glazed patio door overlooking the rear garden. The spacious kitchen/dining room forms the heart of the home, with ample room for a dining table and has direct access to the garden, making it ideal for dining and social occasions. Useful storage is provided beneath the stairs. Upstairs there are three well-proportioned bedrooms and a family bathroom.

To the front of the property there is driveway parking and the integral garage provides secure parking or useful storage.



## Amenities

King Arthur Close is ideally situated within Charlton Park, offering convenient access to local shops, schools, parks, and transport links. Cheltenham town centre is easily reached, while the surrounding countryside and Cotswold Hills are just a short drive away

## 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.

## Directions

From Cheltenham town centre proceed along Bath Road, turning right by Cheltenham College into Thirlstaine Road. At the far end turn right and then almost immediately left into Charlton Park Road. King Arthur Close is the first left turn and the property will be found at the end of the road.

## What three words

monkey.wasp.nerve



#### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Gas - Mains Supply  
Heating - Gas

#### Local Authority

Cheltenham Borough Council  
Council tax Band - D

#### Our reference

CHE250345/200126/RM

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

140 Bath Road, Leckhampton, Cheltenham, Gloucestershire,  
GL53 7NG  
T: 01242 246982  
E: leckhampton@perrybishop.co.uk

#### *what the owner said*

Nice views out the back over the park, not overlooked.

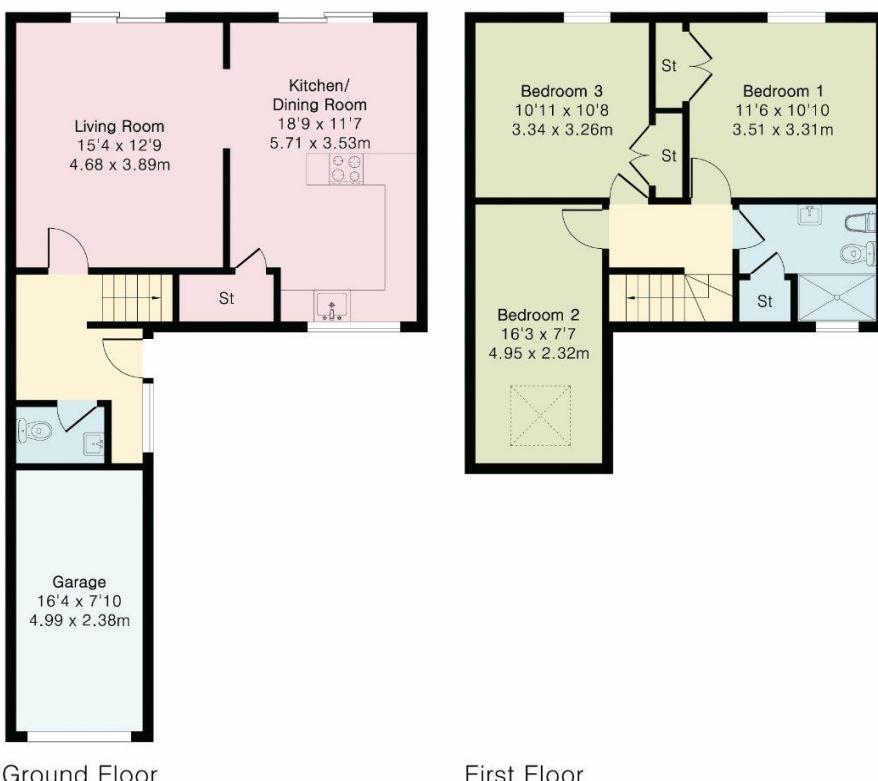


**Approximate Gross Internal Area 1064 sq ft - 98 sq m  
(Excluding Garage)**

Ground Floor Area 532 sq ft - 49 sq m

First Floor Area 532 sq ft - 49 sq m

Garage Area 128 sq ft - 12 sq m



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