



43 Horsefair Street, Charlton Kings, Cheltenham, Gloucestershire, GL53 8JU

£289,950 Asking Price

In the heart of Charlton Kings, we bring to you this beautifully presented family home that boasts period features and is ideally situated, close to Balcaras School, Cheltenham town and other amenities.

This terraced property offers accommodation spread over two floors providing well-proportioned rooms throughout. The ground floor consists of an enclosed entrance hall, laid with solid oak wooden flooring, with rooms set off and stairs to the first floor. The living room is first and to your right boasting a characterful bay fronted window. To the rear aspect you will find the modern kitchen/diner equipped with built in oven, ceramic hob and extractor, concealed dishwasher and space for a stand-alone fridge freezer. To the rear of the kitchen French doors open onto a patio which extends out to the large rear garden. The final room situated to the rear is well suited as an office or play room and here you will find space for additional utilities and the gas combination boiler set in a cupboard. Side access to the garden is also provided by a door to the rear of this room.

The first floor landing is open and spacious. The family bathroom is generous in size and furnished with a shower bath, large vanity sink unit, toilet and towel radiator and the floors and walls within the bath area are tiled throughout. The master bedroom faces the front boasting a bay fronted window and ample space for storage and furniture. The large second double bedroom overlooks the rear with views of the Cotswolds and the third single room faces the front. You will find the attic fully insulated and boarded with a large hatch and fitted wooden fold out ladders providing easy access to a spacious additional room.

This property boasts period features such as dado rails, high skirting boards and Edwardian panelled interior doors with wooden door knobs. The stairs have been taken back to wood and tastefully painted and beneath you will find a generous store with panelled wall. The bedrooms

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are carpeted and the ground floor rooms are laid with laminate wooden flooring, aside from the hallway as mentioned. Windows and doors are double glazed and the property benefits from a new gas central heating system with combination boiler and wall radiators hung in each of the rooms. A single garage is also situated to the rear of the property with parking.

This is a delightful property, beautifully presented and suitable for a wide variety of life's stages.



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