



# tag

estate agents



**30 Copt Elm Close, Cheltenham, GL53 8AE**  
**Asking Price £495,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Situation

Cheltenham was specifically developed in its 18th and 19th-century heyday as a luxury health resort for affluent visitors. This legacy has resulted in an exceptional variety of quality accommodations, restaurants, and entertainment options within this elegant Regency spa town.

Conveniently located near Tewkesbury and Gloucester, Cheltenham offers easy access from all parts of the UK and serves as an ideal base for exploring the Cotswolds, Stratford-upon-Avon, and Bath. The historic, leafy Promenade, along with its squares and terraces, is lined with Regency townhouses featuring intricate ironwork balconies and beautifully painted stucco facades.

Visitors can relax in the award-winning gardens, enjoy a diverse range of stylish shops and restaurants, and participate in numerous exciting cultural festivals and events, from horse racing and music to literary gatherings and family fiestas.

## PROPERTY SUMMARY

Three Double Bedrooms  
Cul-De-Sac Location  
Wet Room  
Off Road Parking  
Garage  
Front and Rear Garden  
Balcarras Catchment  
Gas Central Heating  
Double Glazing  
Council Tax Band E





## Description

TAG Estate Agents are pleased to market this three-bedroom detached family home in the sought after area of Charlton Kings. With plenty of room for improvement, this property presents a wonderful opportunity for families to create their dream home. Ideally located just a short walk from local amenities, it sits on an elevated plot that offers beautiful views.

Inside, you'll find a welcoming entrance lobby, a handy cloakroom, and a open-plan living and dining room perfect for family gatherings. The living area features patio doors that open up to a delightful front balcony, while the lounge includes a lift that provides convenient access to the garage. The kitchen and breakfast room provides easy access to the garden, making outdoor fun a breeze. Upstairs, there are three comfortable double bedrooms and a modern wet room, perfect for family living.

The rear garden is mainly laid to lawn, providing ample space for children to play, and there's side access to the front garden and seating area where families can enjoy time together outdoors. Additional advantages include a driveway for multiple vehicles, an integral garage, and a workshop for projects or hobbies. The gas central heating system, installed in 2021, ensures a warm and cozy home powered by a reliable combi boiler.

This property is within the catchment area for the highly regarded Balcarras School, making it an ideal choice for families. We highly recommend scheduling a viewing!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Living Room

15'11 x 13'10 (4.85m x 4.22m)

### Kitchen

12'03 (max) x 8'03 (3.73m (max) x 2.51m)

### Cloakroom

4'00 x 5'07 (1.22m x 1.70m)

### Bedroom 1

13'04 x 10'11 (4.06m x 3.33m)

### Bedroom 2

10'06 x 10'11 (3.20m x 3.33m)

### Bedroom 3

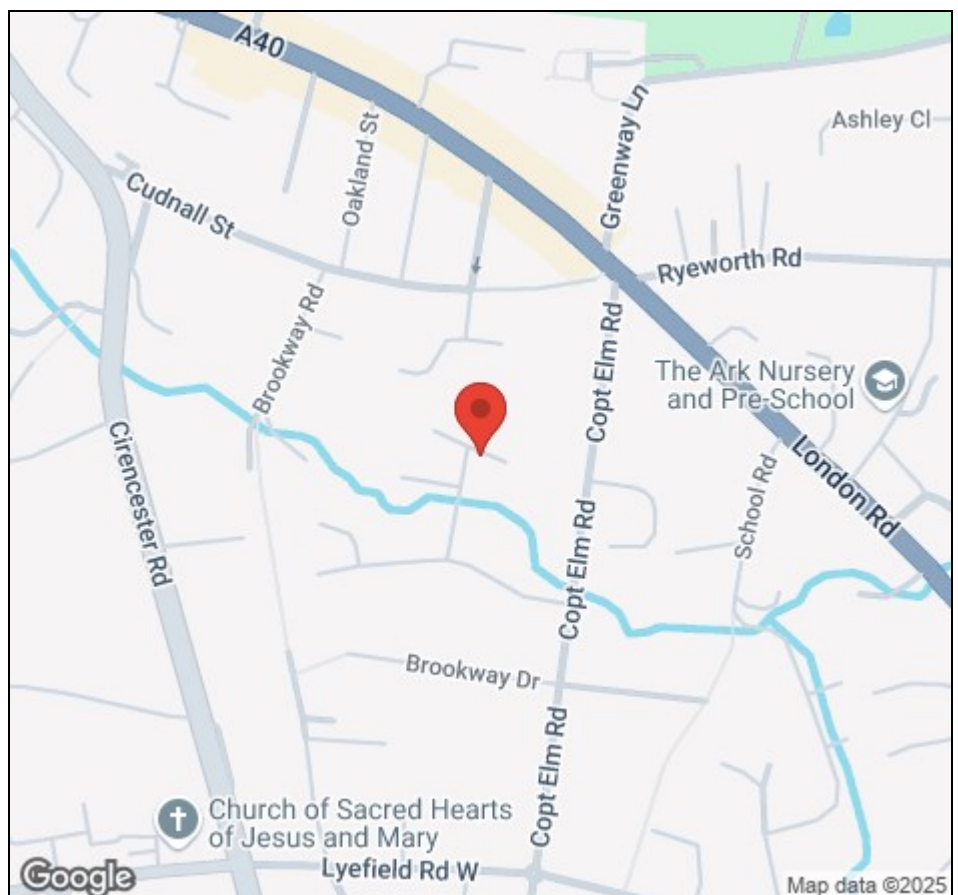
12'03 x 9'10 (3.73m x 3.00m)

### Wetroom

9'08 x 5'07 (2.95m x 1.70m)

### Garage

9'00 x 14'10 (2.74m x 4.52m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.