

## Naunton Parade, Leckhampton, Cheltenham, Gloucestershire GL53 7NP



Link-detached period home • Four bedrooms • Three bathrooms • Kitchen/breakfast room • Cinema/games room/home office/annexe • Off-street parking • Great location • EPC D

# Naunton Parade,

Leckhampton, Cheltenham, Gloucestershire GL53 7NP

## Key Features



4

Bedrooms



3

Bathrooms



3

Receptions

## About the property

A charming four bedroom, link detached family home just set back from Leckhampton's popular Bath Road and offering flexible accommodation throughout, including a separate cinema/games room/home office/annexe.

Internally the property is well presented throughout and provides an attractive entrance hall and a large reception room with high ceilings and wood burning stove, with doors leading on to the rear low maintenance garden. There is also an additional family/dining room to the front with double doors leading on to the front garden that is paved and enclosed by wooden fencing. The kitchen/breakfast room has attractive exposed brickwork, tiled flooring, a range of high and low level units and built-in Aga stove. Off the kitchen there is a utility room, and a shower room completes the ground floor.

On the upper floor there are four bedrooms, two of which have en suite facilities, and a modern family bathroom with a three piece bathroom suite.

## Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham town centre, and often first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offers a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From Perry Bishop's Bath Road office, head away from Cheltenham town centre, take the second left turn into Naunton Parade and the house will be found on the left hand side.

What3Words: ///cooks.gosh.fear

## Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

## Local Authority

Cheltenham Borough Council

Council Tax D

## Our reference

LECK/NB/MS/04122024

## We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk





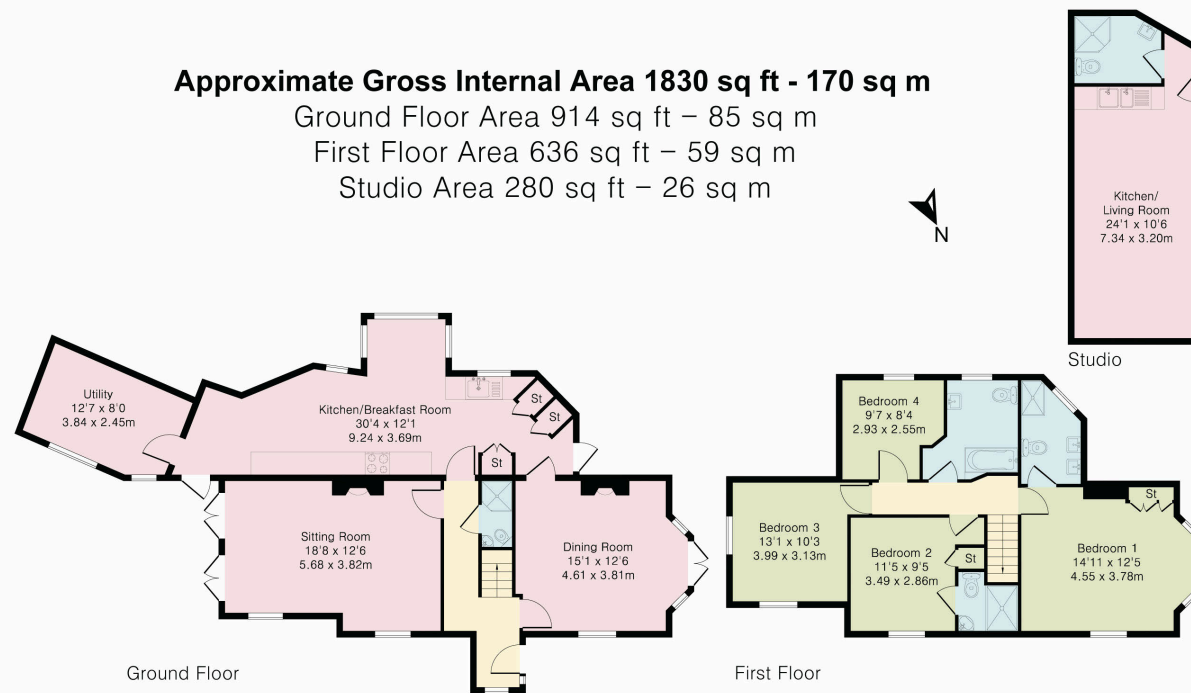


**Approximate Gross Internal Area 1830 sq ft - 170 sq m**

Ground Floor Area 914 sq ft – 85 sq m

First Floor Area 636 sq ft – 59 sq m

Studio Area 280 sq ft – 26 sq m



**PerryBishop**  
PROPERTY MADE PERSONAL



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.



140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

**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

