

Moorend Road, Leckhampton, Cheltenham, Gloucestershire GL53 0ER



Period home • Four bedrooms • End terrace • Sought after location • Fantastic condition • West facing garden • EPC E

Moorend Road,

Leckhampton, Cheltenham, Gloucestershire GL53 0ER

Key Features



4

Bedrooms



1

Bathroom



3

Receptions

About the property

A beautifully presented and deceptively large, period end terrace family home, exceedingly well located on a sought after road, in ever popular Leckhampton.

The bright accommodation includes an impressive entrance hall and two reception rooms. The large kitchen, with integrated appliances including fridge, freezer, dishwasher, hob and oven and a wine fridge, opens on to the dining room with glazed doors that access the west-facing rear garden.

On the first floor, there are three large double bedrooms and a further single bedroom and a contemporary four piece bathroom suite.

The rear garden has a patio area off the back of the house, a large lawn with mature borders and is enclosed by wooden fencing with a side access gate. There is also an off road parking space to the front of the property.

Moorend Road is an excellent location, being close to several local schools, Burrows Playing Field and the varied shops and eateries found on Bath Road.

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.

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 quick and easy access to the M5 and the A417 to Swindon via the

nearby Brockworth bypass.

Directions

From Perry Bishop's Bath Road office, head south passing straight over a mini roundabout on to Leckhampton Road. Continue on and Moorend Road will be the fifth turning on the right. The property will then be found on the right hand side.

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

LECK/NB/KF/27082024

We'd love to hear from you

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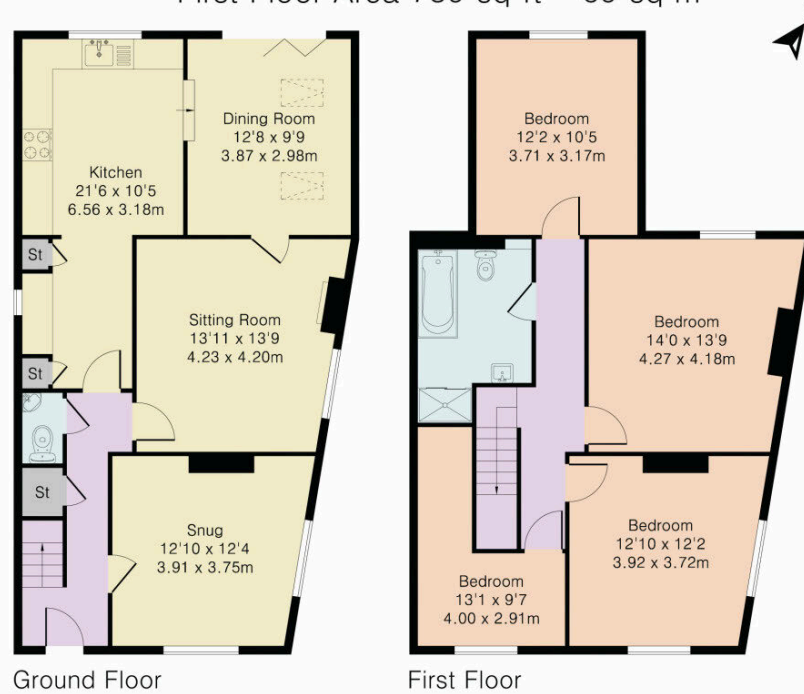
E: leckhampton@perrybishop.co.uk







Approximate Gross Internal Area 1518 sq ft – 141 sq m
Ground Floor Area 779 sq ft – 72 sq m
First Floor Area 739 sq ft – 69 sq m



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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