

Ewlyn Road, Leckhampton, Cheltenham, Gloucestershire GL53 7PB



Attractive and substantial semi-detached house • Three bedrooms • Walking to Bath Road • Character features and useful two room cellar • Through reception room • Breakfast room • Private garden • EPC D

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Leckhampton, Cheltenham, Gloucestershire GL53 7PB

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

An attractive, substantial, and beautifully presented Edwardian three-bedroom semi-detached house located on this popular tree-lined road close to good local schools and within a stroll of the Bath Road and its range of excellent amenities.

The well-proportioned accommodation offers character features and in all measures 1,607 sq ft, arranged over three floors including basement. In brief, the accommodation comprises a welcoming entrance hall with stairs to the first floor. There is a bay-fronted through reception room with two attractive fireplaces with stripped and polished floor boards, providing a spacious room with ample space for dining and relaxing, with views over the rear garden. To the rear of the house there is a breakfast room which opens onto the kitchen which provides a range of high and low level units with rolled work surface, stainless sink with drainer, tiled splashbacks, free standing cooker and space for white goods. There is a door off the kitchen leading to the private back garden. The breakfast room also provides access down to the cellar which is divided into two rooms with the potential for conversion if required, subject to the necessary consents.

On the first floor, there are three bedrooms. The master bedroom is an impressive 16' with a feature fireplace and windows to the front aspect. There is also a three piece family bathroom suite.

Additional benefits of this fine period home include an enclosed private landscaped rear garden with pedestrian side access, gas-fired central heating and is double glazed.

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.

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.

Directions

From our offices on the Bath Road, continue over the mini roundabout on to Leckhampton Road. Continue for a short distance, taking the first turning on the left into Ewlyn Road.

What3Words: ///maple.lovely.among

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/MS/27022025

We'd love to hear from you

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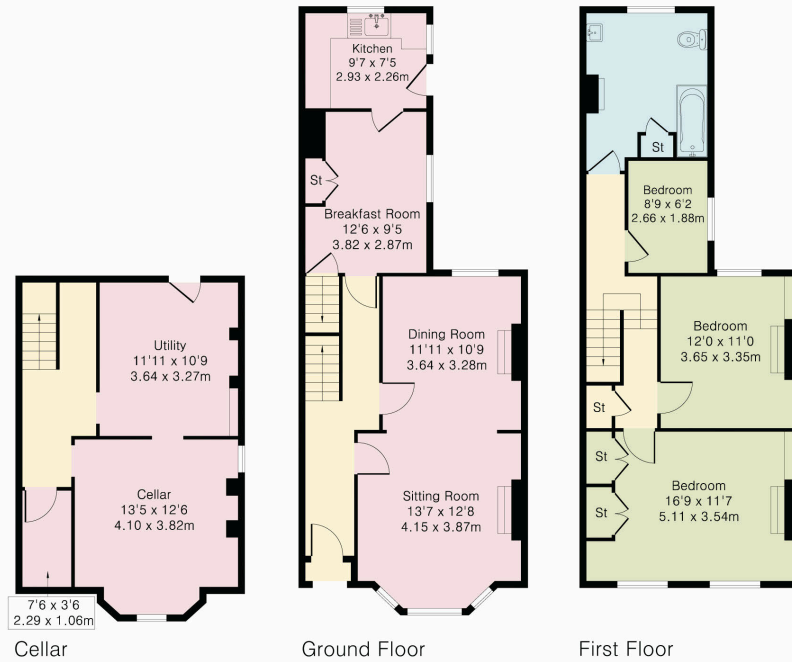


Approximate Gross Internal Area 1607 sq ft - 149 sq m

Cellar Area 412 sq ft – 38 sq m

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 590 sq ft – 55 sq m



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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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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.

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