

Everest Road, Leckhampton, Cheltenham, Gloucestershire, GL53 9LL



Extended family home • Three bedrooms • Southerly facing aspect • Fine views of Leckhampton Hill • Through reception • Contemporary kitchen • Separate utility room • Garage and off road parking • EPC D

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Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

An extended three bedroom semi-detached house located in the prestigious Leckhampton area close to excellent local schools and with a particularly attractive position, and outstanding rear facing views to Leckhampton hill from the southerly aspect, as well as the Pates extensive sports fields just a few metres away.

The property is very bright and well presented throughout and provides an entrance porch opening onto an entrance hall, large through reception providing ample space for entertaining and dining, a contemporary fitted kitchen with glazed doors leading onto the south facing rear garden, separate utility room and W.C on the ground floor.

On the first floor there are three bedrooms and a white three piece bathroom suite.

Additional benefits of this super home include an enclosed southerly facing rear garden with lawn, patio area and pergola over, gas fired central heating, a garage and driveway providing off road parking.

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 lips.

Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering 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 Cheltenham town centre proceed along Bath Road, turning left at Cheltenham college along Thirlestaine Road and at the far end right next to East Glos tennis club onto Old Bath Road. Continue until the shop appears on left, turn here for Everest Road and the property will be near the far end on the right hand side.

What3Words: ///ruby.vibe.builds

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/17092025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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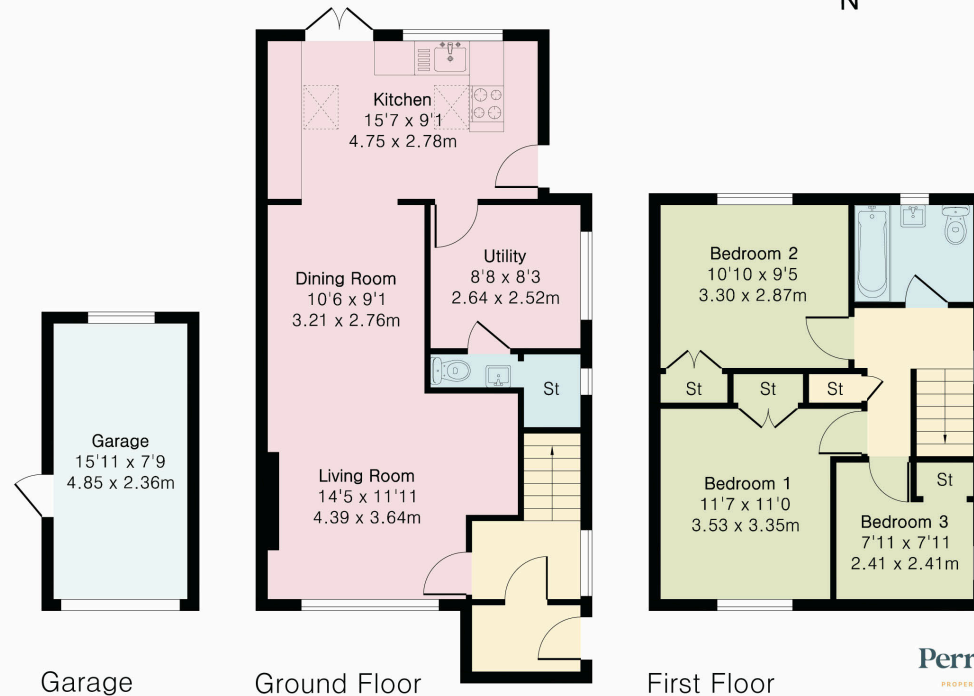


**Approximate Gross Internal Area 994 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 584 sq ft – 54 sq m

First Floor Area 410 sq ft – 38 sq m

Garage Area 123 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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