

## Old Bath Road, Leckhampton, Cheltenham, Gloucestershire GL53 9EF



Attractive period home offering excellent scope for improvement • Three double bedrooms • En suite shower room to front bedroom • Two reception rooms • Garage and off road parking • Close to excellent local schools and open countryside • EPC E

# Old Bath Road,

Leckhampton, Cheltenham, Gloucestershire GL53 9EF

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

An attractive, three bedroom house with a garage and off road parking located along this popular tree lined road close to excellent local schools and amenities.

The well-proportioned accommodation offers excellent scope for further enhancement and is arranged over two floors. The property is entered into an entrance hall off which is a 13' sitting room with a box bay window, lying to the front of the property. There is a separate dining room with a window overlooking the rear garden. This gives access to the 18' kitchen with a door to the garden.

On the first floor, there are three bedrooms, the master bedroom with en suite shower room and a family bathroom.

Additional benefits of this family home include a good sized private garden with garage to the rear. To the front, a driveway provides off road parking.

## 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 Cheltenham town centre, proceed along Bath Road, passing Eagle Tower and our offices. At the roundabout, continue straight along Leckhampton Road. At the traffic island, turn left into Charlton Lane. Continue to the end, then turn right onto Old Bath Road. The property can be found on the right hand side opposite the turning to Pilford Avenue.

What3Words: ///ranch.cave.wool

## Services & Tenure

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

## Local Authority

Cheltenham Borough Council

Council Tax Band E

## Our reference

LECK/GW/MS/02092024

## We'd love to hear from you

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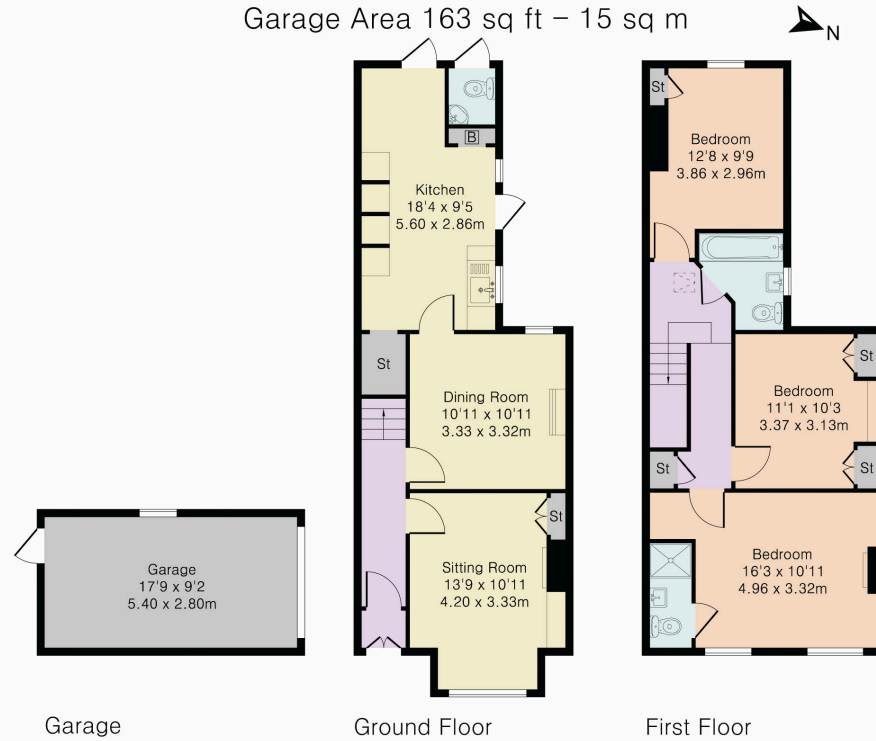








Approximate Gross Internal Area 1206 sq ft – 112 sq m  
 Ground Floor Area 510 sq ft – 47 sq m  
 First Floor Area 533 sq ft – 50 sq m  
 Garage Area 163 sq ft – 15 sq m



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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