

# PerryBishop

PROPERTY MADE PERSONAL



**Southern Road,** Leckhampton, Cheltenham, Gloucestershire, GL53 9AN



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Leckhampton, Cheltenham, Gloucestershire, GL53 9AN

## Key Features



3

Bedrooms



1

Bathroom



4

Receptions

- Detached house with fine views of Leckhampton Hill
- Three bedrooms and a study
- Excellent potential for further expansion if desired
- Southerly facing garden
- Large driveway and double garage
- Close to excellent local schools and amenities
- EPC D

## About the property

An individual three bedroom detached house enjoying lovely views of Leckhampton Hill, a large driveway, double garage and located on this popular no through road. Conveniently situated for excellent local schools and amenities.

On the ground floor the well-proportioned accommodation in brief comprises an entrance hall, with a study to the front, a 21ft sitting room with fireplace and large picture window overlooking the front garden. The sitting room leads into a double glazed conservatory which overlooks and leads into the garden. There is a separate dining room, a fitted kitchen, with an adjacent utility and cloakroom.

On the first floor there are three bedrooms, study and a family shower room.

Additional benefits of this super family home includes gas fired central heating, double glazing, a mature and

private southerly facing rear garden with views of Leckhampton Hill, a gravelled driveway provides off road parking for several vehicles and leads to a double garage with power and light.

## Agents Note

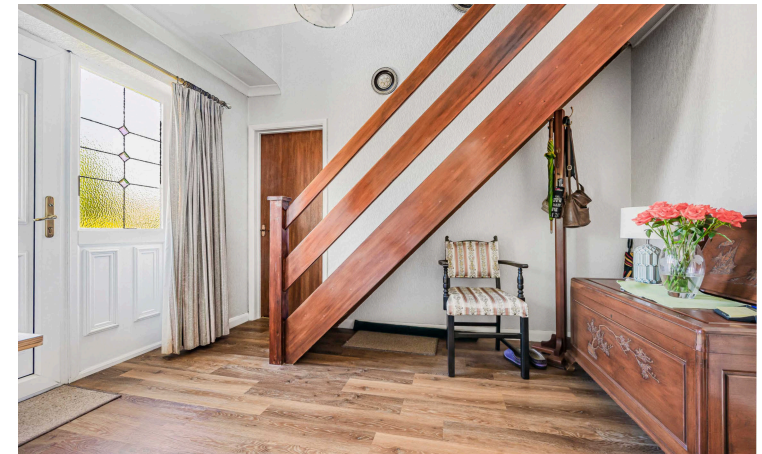
An agreement existed (dated 1978) between the previous owners (Mr and Mrs Pearson) regarding the strip of land at the front of the property whereby that land (which is owned by Cheltenham Borough Council) is leased to the owner of Stoneways for the sum of £5 per annum. This was subsequently continued by Mr and Mrs Smyth. The annual payment ceased some years ago and has not been reinstated by the Council. The vendor is currently purchasing this parcel of land from the council.

## 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, offering a wide range of catering for all tastes. The area has several excellent primary schools, a new secondary school, 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, passing Eagle Tower and our offices. At the traffic island continue along Leckhampton Road until the incline becomes significant at Leckhampton Hill. Turn sharp left into Old Bath Road continue for a little while turning second right into Southern Road.

#### **Services & Tenure**

The Tenure is Freehold

#### **Local Authority**

Cheltenham Borough Council.

Council Tax Band E

#### **Our reference**

LECK/GW/RM/060525

#### **We'd love to hear from you**

140 Bath Road, Leckhampton, Gloucestershire, GL53

7NG

T: 01242 246982

E: [leckhampton@perrybishop.co.uk](mailto:leckhampton@perrybishop.co.uk)

















**Approximate Gross Internal Area 1827 sq ft - 170 sq m**

Ground Floor Area 893 sq ft – 83 sq m

First Floor Area 555 sq ft – 52 sq m

Garage Area 380 sq ft – 35 sq m







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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.

Gloucestershire • Oxfordshire • Wiltshire

