

## Hillary Road, Leckhampton, Cheltenham, Gloucestershire, GL53 9LD



Detached bungalow • Three bedrooms • Delightful open aspect to the rear with views of Leckhampton Hill • Private low maintenance garden • Garage and driveway parking • No through road setting • Close to good local schools and amenities • EPC D

# Hillary Road,

Leckhampton, Cheltenham, Gloucestershire, GL53 9LD

## Key Features



3

Bedrooms



1

Bathroom



1

Reception

## About the property

Occupying a delightful setting with fine views of Leckhampton Hill from the garden is this well-presented three-bedroom detached bungalow. Located in a prestigious area with a charming open aspect, located close to good local schools, parks and amenities.

Enjoying a lovely open aspect with views across playing fields the well-proportioned accommodation, in brief, comprises an entrance hall, a lovely fitted kitchen with door to the garden, a good sized 14ft sitting/dining room with sliding doors overlooking and leading into the garden and making the most of the fine views. There are three bedrooms and a family bathroom.

Additional benefits of this fine property also include: gas fired central heating, double glazing, a private enclosed garden with fine open views, a good sized driveway provides off road parking and leads to a single garage.

## 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, 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 and turn left just beyond Cheltenham College into Thirlestaine Road. At the far end with the mini island, turn right for Old Bath Road. Continue over the next island and railway bridge and then turn left at the shop into Everest Road. Hillary road is the first turning on the right and the property will be found towards the end of the road on the left hand side.

## Services & Tenure

The Tenure is Freehold.

## Local Authority

Cheltenham Borough Council.

Council Tax Band ~ D

## Our reference

LECK/GW/KW/29112022

## We'd love to hear from you

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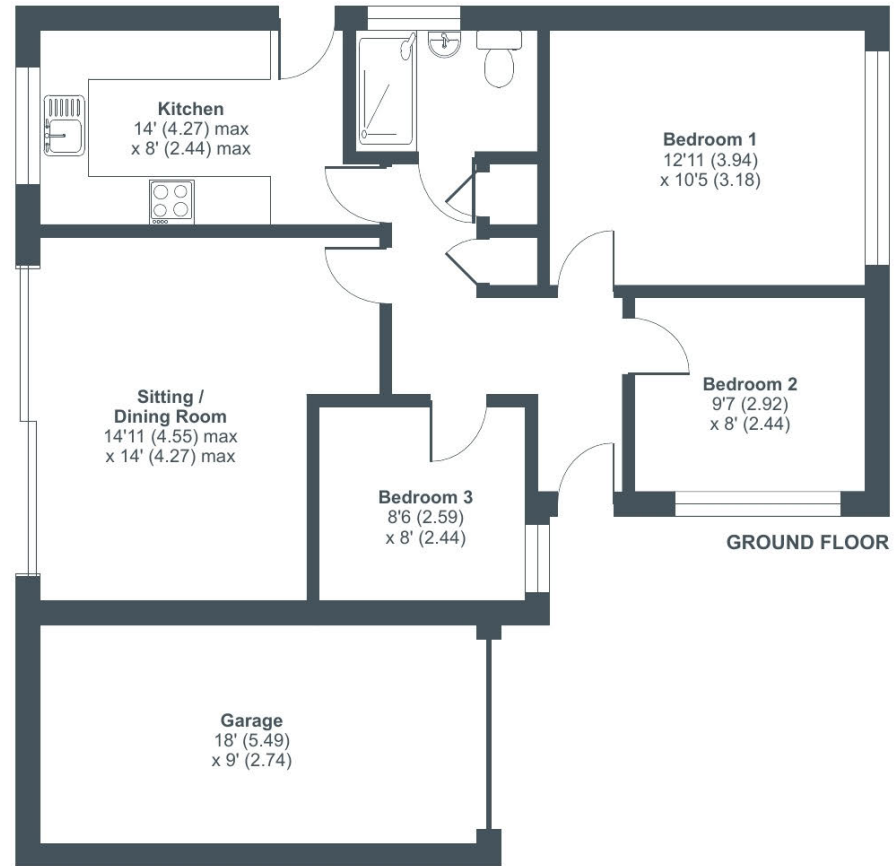




# Hillary Road, Leckhampton, Cheltenham, GL53

Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Perry Bishop & Chambers. REF: 923592



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