

## Francis Street, Leckhampton, Gloucestershire, GL53 7NY



Recently improved and decorated • Three great sized bedrooms • Kitchen/breakfast room to rear • Lounge/dining room • Recently landscaped garden • No onward chain • EPC C

# Francis Street,

Leckhampton, Gloucestershire, GL53 7NY

## Key Features



3

Bedrooms



1

Bathroom



2

Receptions

## About the property

This is a charming three bedroom terraced property situated a very short stroll from the ever popular Bath Road.

The accommodation offers a fresh, well-presented look with recent re-decoration and new carpets. The downstairs benefits from an open-plan lounge/dining room and smart kitchen to the rear. The kitchen has ample room for a table and includes integrated appliances; oven/hob, washer-dryer, dishwasher and fridge freezer.

Upstairs consists of two very good sized double bedrooms, a generous third bedroom and lastly a stylish bathroom with shower over bath.

Outside the house benefits from a recently landscaped rear garden, a great space to entertain guests.

A must view chain free property in the sought after Leckhampton.

## 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

Head north-west on Kew Pl towards Bath Rd/A46

Turn left onto Bath Rd/A46

Turn left onto Naunton Parade

Slight right onto Exmouth St

Turn right onto Hermitage St the destination will be on the right hand side.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cheltenham Borough Council

Council Tax Band B

## Our reference

LECK/RB/RN/16052022

## We'd love to hear from you

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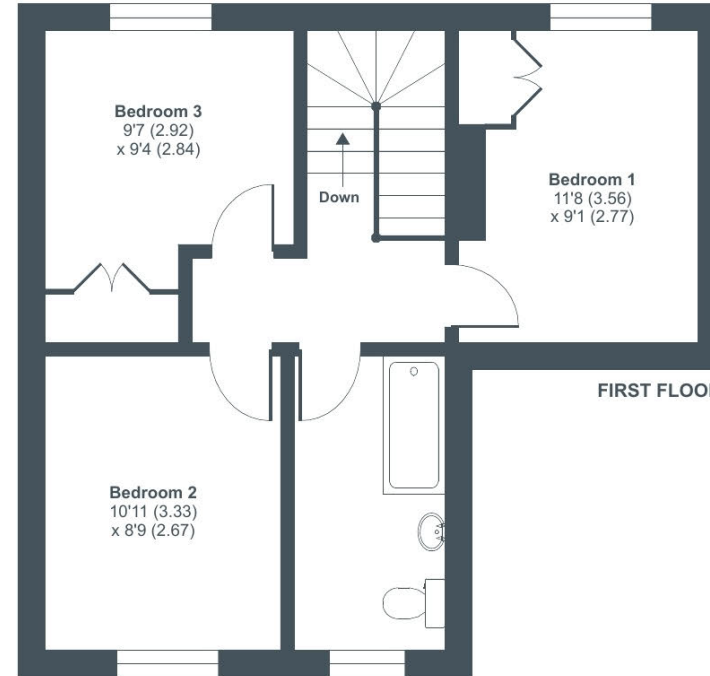
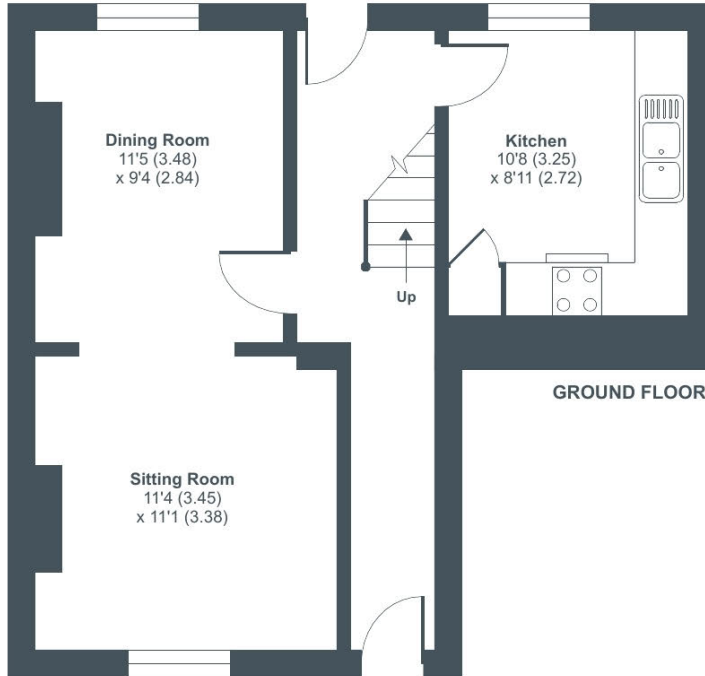




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Approximate Area = 916 sq ft / 85.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntnchecom 2022. Produced for Perry Bishop & Chambers. REF: 851467



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