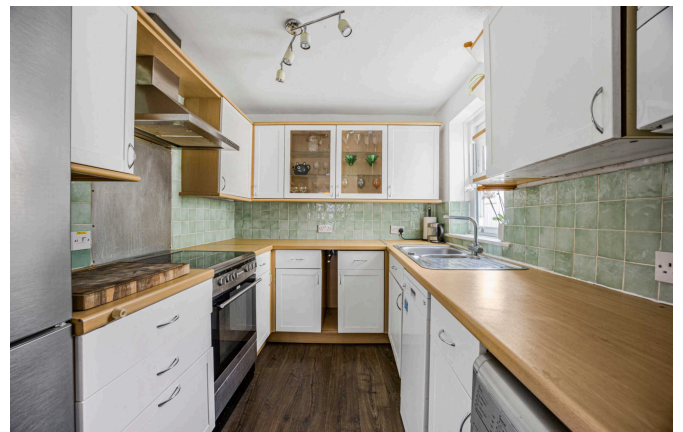


PerryBishop

PROPERTY MADE PERSONAL

Francis Street, Leckhampton, Cheltenham, Gloucestershire GL53 7NY



Terraced period home • Two bedrooms • Low maintenance garden • Sought after location • Good local schools • EPC D



Francis Street,

Leckhampton, Cheltenham, Gloucestershire GL53 7NY

Key Features



2
Bedrooms



1
Bathrooms



2
Receptions

About the property

A two bedroom, period terrace home presented in great condition throughout and located on a residential road of similar style properties just off Leckhampton's popular Bath Road, with its range of independent shops and eateries.

The bright and well presented accommodation provides an entrance hall, sitting room with wood burning stove and exposed brick chimney breast, dining room with cast iron insert fireplace and sliding glazed doors leading onto the rear garden and access into the modern fitted kitchen which provides a range of high and low level units, electric cooker with extractor over, stainless steel sink with drainer and built-in appliances.

Upstairs, there are two bedrooms and a three piece bathroom suite.

The rear garden has a decked area off the house and has a

patio laid with wooden fence boundaries and a small garden to the front with brick wall boundary.

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.

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.

Directions

From Perry Bishop's Bath Road office, head away from Cheltenham town centre and Francis Street will be the fourth left turn before reaching the mini roundabout.

What3Words: ///rope.horns.rope

Services & Tenure

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





Local Authority
Cheltenham Borough Council

Council Tax Band B

Our reference
LECK/NB/MS/20092024

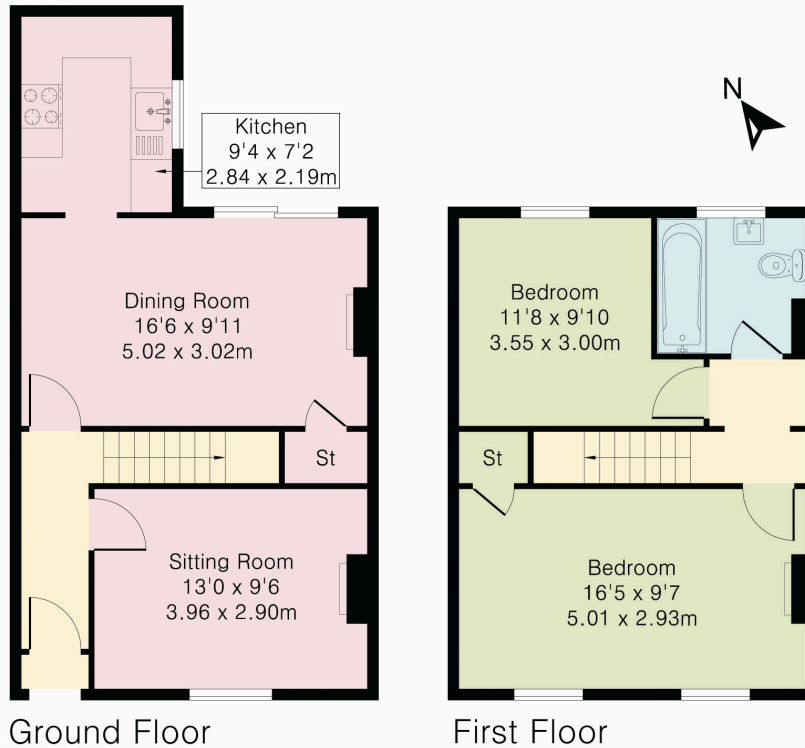
We'd love to hear from you
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Approximate Gross Internal Area 807 sq ft - 75 sq m

Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 369 sq ft – 34 sq m



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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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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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