

## Great Norwood Street, Leckhampton, Cheltenham, Gloucestershire GL50 2BQ



Beautifully presented town house • Two double bedrooms • Fitted kitchen • Spacious open plan sitting/dining room • Light and airy accommodation • Rear enclosed courtyard • Close to The Suffolks, Montpellier and Bath Road • Close to good local schools • EPC C

# Great Norwood Street,

Leckhampton, Cheltenham, Gloucestershire GL50 2BQ

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A beautifully presented two-bedroom townhouse in a most convenient location close to The Suffolks, Tivoli and The Bath Road.

Offering the feeling of space and light, the beautifully presented accommodation is arranged over two floors and in brief comprises an entrance hall with stairs to first floor. A large open plan sitting/dining room with a feature window to the front gives the feeling of light and space with doors leading into the enclosed courtyard garden, a fitted kitchen with a range of built in units and appliances with access to the garden.

On the first floor there are two double bedrooms and a beautifully appointed bathroom with shower.

Further benefits of this impressive property include gas-fired central heating and the option of residents' permit 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, 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 to the second set of traffic lights turning right on to Suffolk Road. Continue past the shops and take the first left hand turn into Great Norwood Street, and the property will be found someway along on the right hand side.

## Services & Tenure

The Tenure is Freehold. Mains electricity, gas, water and drainage are connected.

## Local Authority

Cheltenham Borough Council.

Council Tax Band ~ C

## Our reference

LECK/GW/KF16012024

## 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)



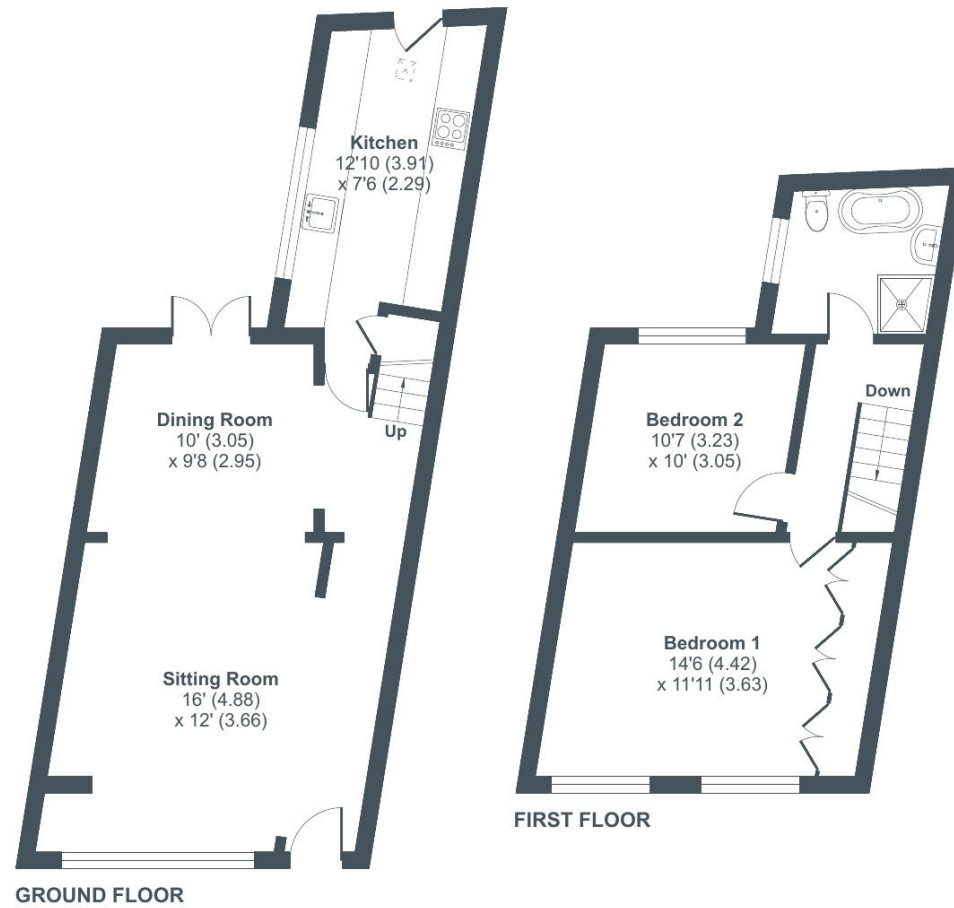




# Great Norwood Street, Cheltenham, GL50

Approximate Area = 960 sq ft / 89.2 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). © ntnchem 2023. Produced for Perry Bishop. REF: 995832



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T: 01242 246982

E: leckhampton@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

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