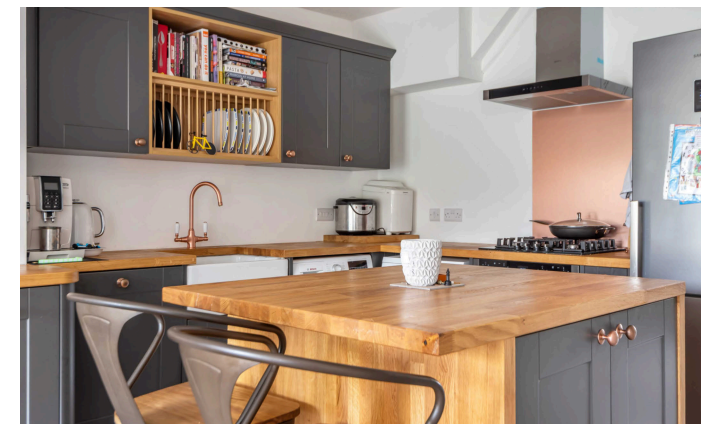


Pilley Crescent, Leckhampton, Cheltenham, Gloucestershire, GL53 9ET



Spacious extended family home • Views of Leckhampton Hill • Sitting room with wood burner • Fabulous 21ft fitted kitchen/dining room • A large and private rear garden • Driveway off road parking • Garden room with power and light • Close to excellent local schools • EPC C

Pilley Crescent,

Leckhampton, Cheltenham, Gloucestershire, GL53 9ET

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A very well-presented and extended four-bedroom family house with a large fitted kitchen, large garden, two bathrooms, and driveway providing off-road parking located close to excellent local schools and amenities.

Its accommodation arranged over three floors is well-proportioned and in brief comprises an entrance hall, with stairs to the first floor, a 15ft sitting room with wood burner. This leads through to a fabulous 21ft fitted kitchen/dining room extension, with a range of units and space for family living with French doors leading onto and overlooking the garden. Access is also gained to a downstairs cloakroom/bathroom.

The first-floor landing leads to three bedrooms and a second staircase leads to the most impressive master bedroom which enjoys views of Leckhampton Hill and over the surrounding area, this 15ft bedroom also benefits from an en suite shower room.

Additional benefits of this super family home include an enclosed and large rear garden, lawn, garden room with power and light, shared side access, gas fired central heating and double glazing.

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 our offices in Leckhampton continue away from the town centre along Bath Road, continuing straight over the island onto Leckhampton Road. Continue along Leckhampton Road, over the two mini roundabouts and take the next left hand turn onto Pilley Lane. Take the second right into Pilley Crescent and the property will be on your right-hand side.

Services & Tenure

The tenure is Freehold. Services include mains water, sewerage, gas and electricity.

Local Authority

Cheltenham Borough Council

Council Tax Band: B

Our reference

LECK/GW/RN/27102022

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk



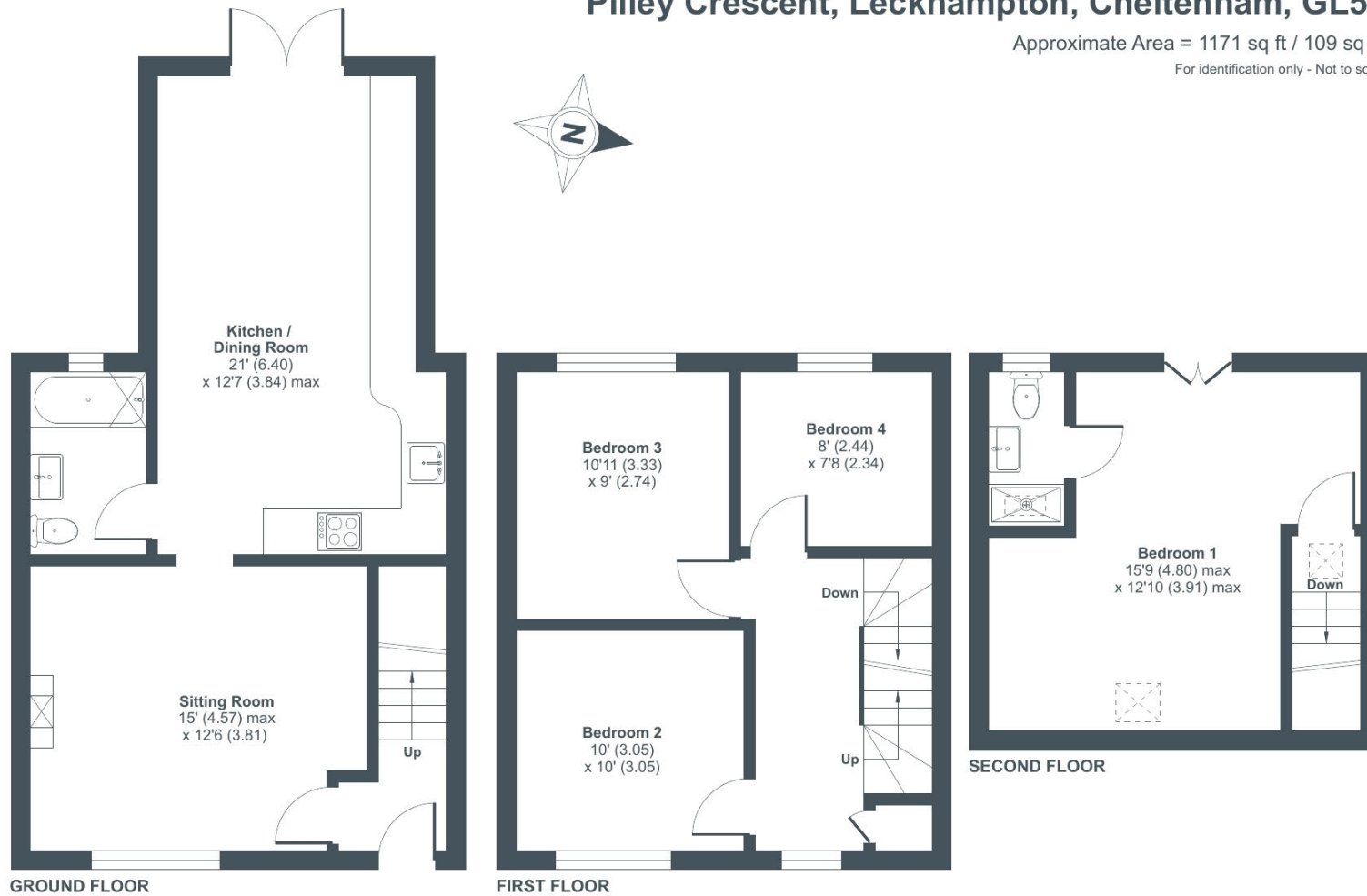




Pilley Crescent, Leckhampton, Cheltenham, GL53

Approximate Area = 1171 sq ft / 109 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: 914549



140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

perrybishop.co.uk

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

