

The Verneys, Leckhampton, Cheltenham, Gloucestershire GL53 7DB



Spacious detached house located on this quiet and private no through road • 24ft sitting/dining room • Cloakroom and downstairs shower • Southerly facing mature garden • Garage and off-road driveway parking • Prime residential area close to excellent local schools and amenities • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Located in one of Leckhampton's most sought-after residential areas and close to excellent local primary/secondary schools, parks and shops is this spacious four bedroom detached family house.

Situated on this private road the well-proportioned and well-presented accommodation in brief comprises an entrance porch with double doors opening into the entrance hall which is spacious with stairs leading to the first floor an adjacent cloak/downstairs shower room, and a 14ft sitting room with large picture window to the front this leads through to the dining room with double glazed French doors leading to and overlooking the private garden. The 15ft kitchen is well fitted with a range of wall and base level units, breakfast bar and space and plumbing for a dishwasher. The utility area provides plumbing for a washing machine and there is a separate sink located in the garage.

On the first floor there are four bedrooms, the master bedroom with fitted wardrobes and a family bathroom with a separate shower cubicle.

Additional benefits of this super property include gas fired central heating, double glazing, a garage, and off-road driveway 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, 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 as far as the traffic lights at Cheltenham College. Turn left into Thirlestaine Road and at the far end turn right onto Old Bath Road. Continue for a few hundred yards turning right into The Verneys which is located opposite the East Glos Tennis Club.

Services & Tenure

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

Local Authority

Cheltenham Borough Council.

Council Tax Band ~ E

Our reference

LECK/GW/KF/13022024

We'd love to hear from you

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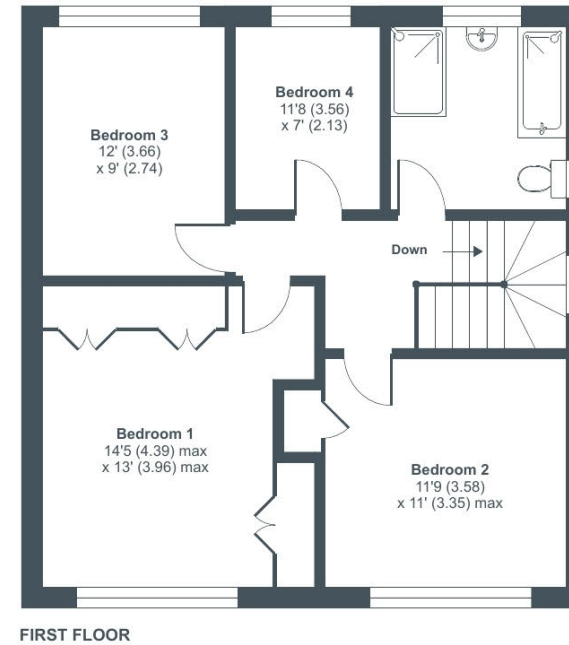
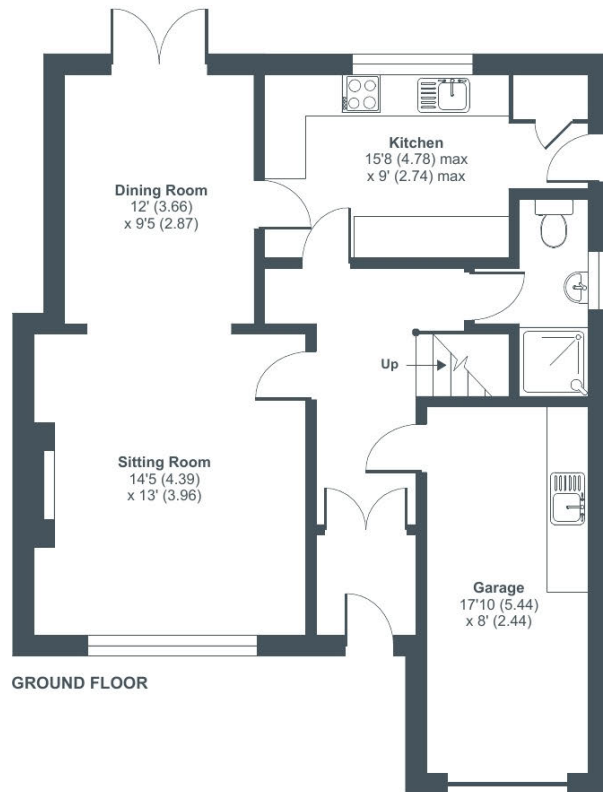
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Approximate Area = 1293 sq ft / 120.1 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1431 sq ft / 132.9 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 2023. Produced for Perry Bishop & Chambers. REF: 945228



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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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