

Ewlyn Road, Leckhampton, Cheltenham, Gloucestershire, GL53 7PB



Attractive and substantial semi detached house • Popular tree lined road • Within a stroll of the Bath Road amenities • Character features and useful two room cellar • Private mature garden • Three double bedrooms and two separate reception rooms • 17' fitted kitchen with French doors to the garden • EPC E

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

An attractive, substantial, and beautifully presented Edwardian three-bedroom semi-detached house located on this popular tree-lined road close to good local schools and within a stroll of the Bath Road and its range of excellent amenities.

The well-proportioned accommodation offers character features and in all measures 1612 sq ft. Arranged over three floors and, in brief, comprises of a welcoming entrance hall with stairs to the first floor and access down to the cellar which is divided into two rooms with the potential for conversion if required and subject to the necessary consents. To the front of the house is a bay-fronted sitting room with an attractive open fireplace, which leads through to the dining room again with an attractive fireplace and views over the garden. The kitchen measures 17' with French doors leading into the garden, fitted with a range of units and with space for a table and chairs.

On the first floor, there are three double bedrooms, the master bedroom an impressive 16' with two windows and a family bathroom.

Additional benefits of this fine-period home include an enclosed private landscaped rear garden with pedestrian side access. The property includes double glazing and gas-fired central heating.

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 on the Bath Road continue over the mini roundabout onto Leckhampton Road. Continue for a short distance taking the first turning on the left into Ewlyn Road.

Services & Tenure

The tenure is Freehold.

Local Authority

Cheltenham Borough Council

Council Tax Band: D

Our reference

LECK/GW/RN/25092023

We'd love to hear from you

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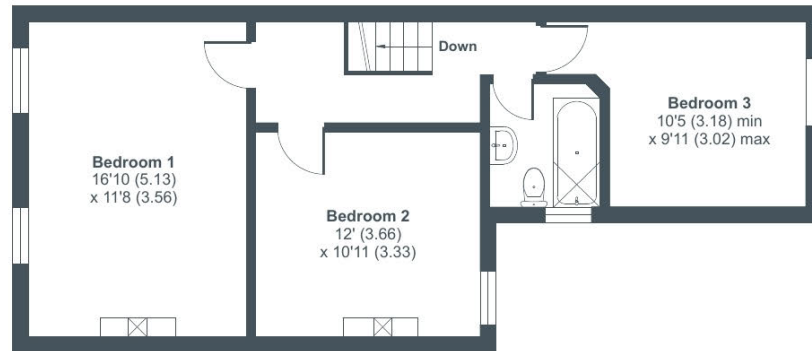




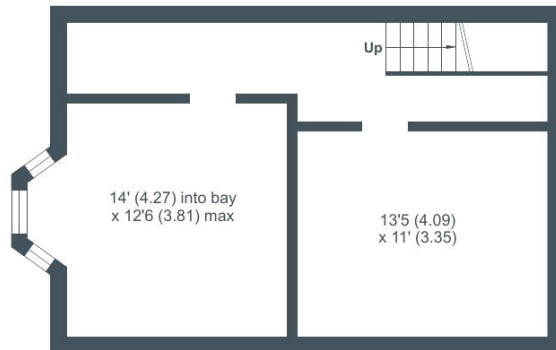
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Approximate Area = 1612 sq ft / 149.7 sq m

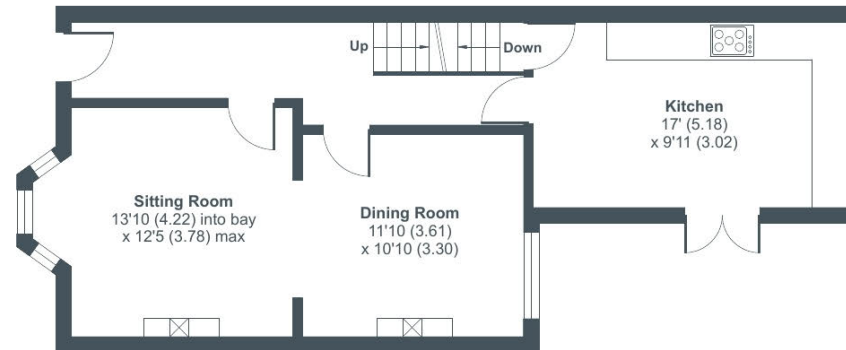
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FIRST FLOOR



CELLAR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1036068



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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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