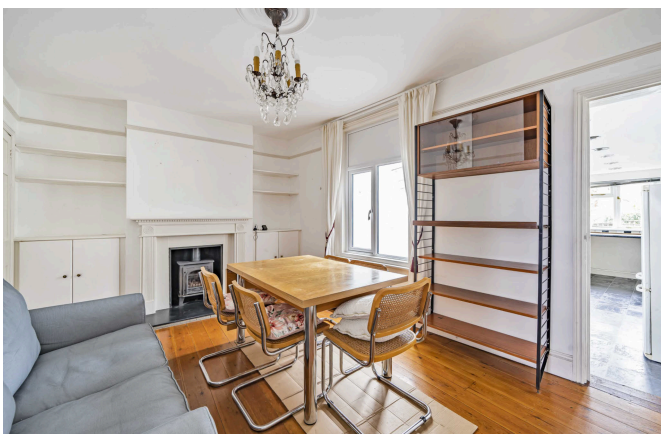


PerryBishop

PROPERTY MADE PERSONAL

Ewlyn Terrace, Leckhampton, Cheltenham, Gloucestershire GL53 7PD



Terrace period home • Two bedrooms • Sitting room with polished wood floor • Conservatory • Garden • Quiet location • Close to amenities • Move Ready scheme • EPC D



Ewlyn Terrace,

Leckhampton, Cheltenham, Gloucestershire GL53 7PD

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A two bedroom, mid-terrace period home very well located on a quiet residential road within a few minutes walk to Leckhampton's popular Bath Road and close to good local schooling.

Offering character features, the well presented accommodation provides an entrance hall with stripped and polished floor boards and stairs rising to the first floor. The sitting room is at the front of the house and has a feature fireplace, picture rails and centre ceiling rose. To the rear there is a dining room with cast iron stove and opens on to the kitchen which provides a range of high and low level units with space for white goods and cooker, tiled splash-backs and dual aspect windows. Off the kitchen, there is a conservatory with double glazed roof and double doors leading on to the rear garden that is laid to gravel with fence boundaries.

On the first floor, the landing leads to one double bedroom,

one single bedroom and a shower room. The loft has also been fully boarded and has wood panelling to the ceiling with a 'Velux' window providing a flexible space ideal for storage. Additional benefits of this fine period home include gas-fired central heating and double glazing. It is located in a very popular location with great local amenities.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

Property Information Questionnaire

Fittings and Contents forms

Official copy of Title Register or Epitome of Title if an unregistered title

Title plan

Local Authority search

Draft contract

A buyers information booklet will be shared on first viewing
Anti Money Laundering Checks

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 and 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 quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

Directions

Leave our offices in Bath Road heading out of town. At the roundabout by The Norwood Arms, bear left into Leckhampton Road. Take the third turning left into Fairfield Road, and the property can be found on the left hand side.

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

FAR/NB/KF/10042024

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

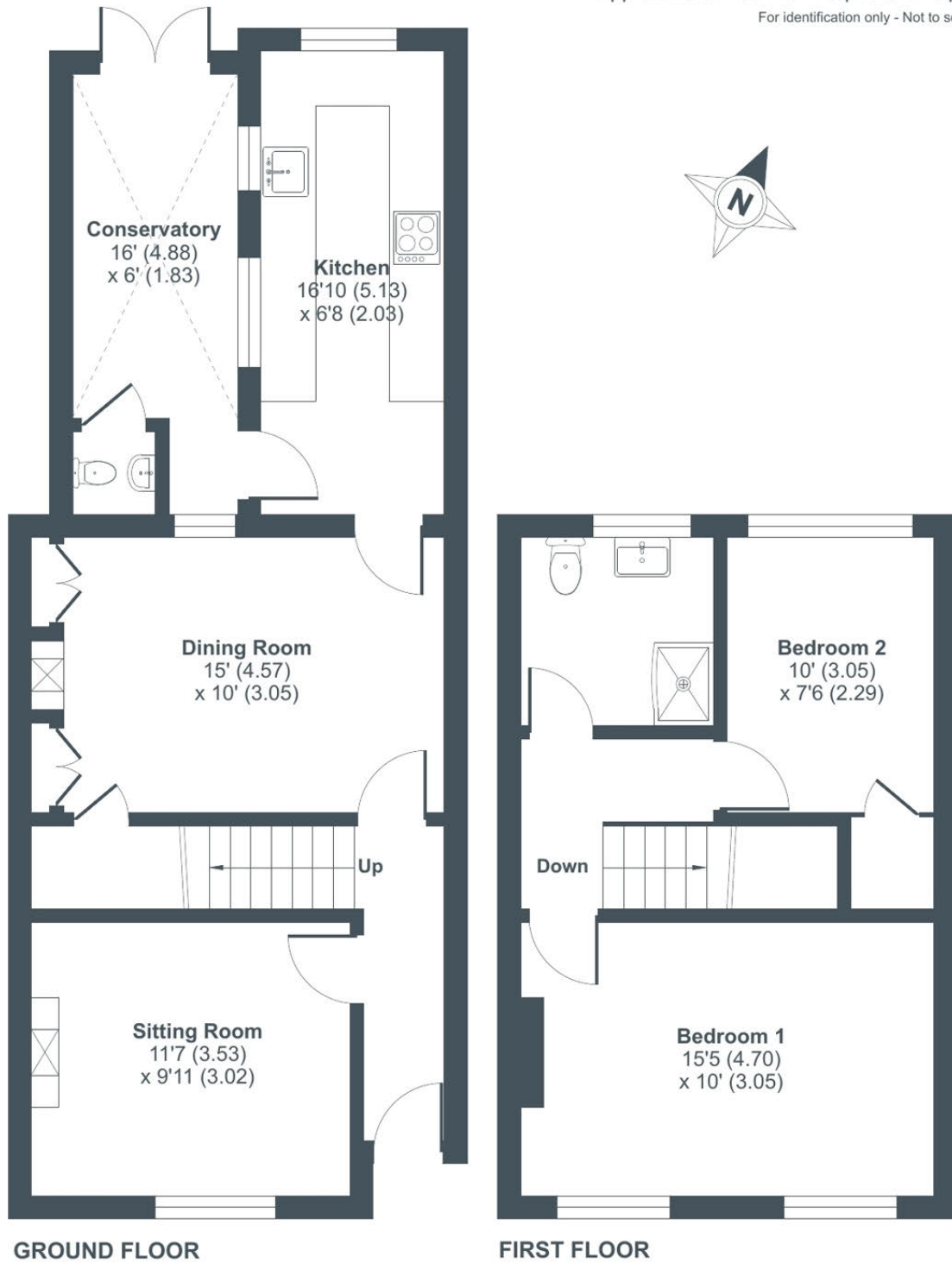
E: leckhampton@perrybishop.co.uk



Cheltenham, Gloucestershire, GL53

Approximate Area = 944 sq ft / 87.7 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). © ntechcom 2023. Produced for Perry Bishop. REF: 1001562



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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.

Gloucestershire • Oxfordshire • Wiltshire

