

PerryBishop

PROPERTY MADE PERSONAL



Leckhampton, Cheltenham, Gloucestershire, GL53 7DQ

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

- Attractive bay fronted family home located close to Naunton Park School
- Garage and driveway parking
- 90ft rear garden
- Large detached garden room ideal for home working
- Close to excellent local amenities and schools
- Three bedrooms and two reception rooms
- Fitted kitchen, cloakroom and utility area
- EPC C

About the property

Located on this most popular tree lined road within a short stroll of Naunton Park School, the Rose Garden, Naunton Park and The Bath Road amenities is this well presented three-bedroom family home with the benefit of a garage, off road driveway parking and a detached garden room ideal for home working.

The well-proportioned accommodation is arranged over two floors and in brief comprises a recessed entrance porch which leads into a welcoming and spacious entrance hall. The bay fronted sitting room lies to the front of the property with an inset wood burning stove and there is a separate dining room with French doors overlooking and leading into the garden. The kitchen is well fitted with an adjacent utility area and downstairs cloakroom, this also leads into the garden and garage.

On the first floor there are three bedrooms and a family

bathroom. The spacious landing has loft access - the loft is a good size being part boarded with light and has the potential to be converted if desired.

Outside to the front is a blocked paved driveway providing off road parking for several cars and leads to the garage with power and light. To the rear is a 90ft garden with lawn, variety of mature trees, shrubs and plants, two patios - one next to the house and one leading directly into the garden room. This room has power and aircon/heating.

Agents Note:

In accordance with the Estate Agents Act 1979, it should be noted that a Director of Perry Bishop is selling this property.

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, offers a wide range of catering for all tastes. The area has several excellent primary and secondary 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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.



This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

What 3 words : arrive.shower.public

Services & Tenure

The tenure to Freehold

All mains services are connected

Local Authority

Cheltenham Borough Council

Council Tax Band: D

Our reference

LEK/RM/JK180325

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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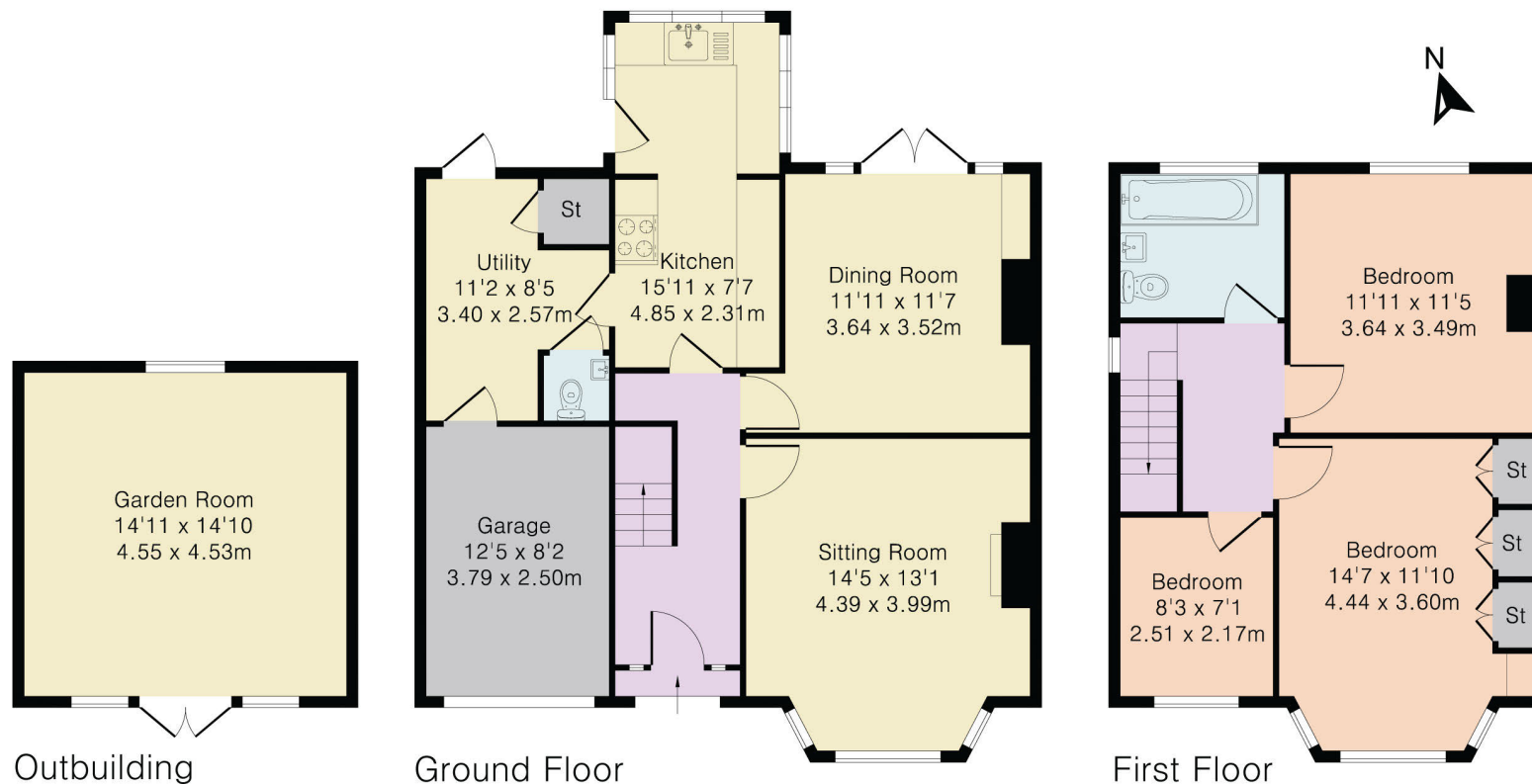


Approximate Gross Internal Area 1443 sq ft - 135 sq m

Ground Floor Area 741 sq ft – 69 sq m

First Floor Area 480 sq ft – 45 sq m

Outbuilding Area 222 sq ft – 21 sq m







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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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