

Clare Place, Leckhampton, Cheltenham, Gloucestershire, GL53 7NH



End of terrace period home • Two bedrooms • One bathroom • Spacious reception • Dining area and snug • Sought after location • EPC E

Clare Place,

Leckhampton, Cheltenham, Gloucestershire, GL53 7NH

Key Features



2
Bedrooms



1
Bathroom



2
Reception

About the property

A well presented two bedroom period home located on this quiet and private no through road and within walking distance of Cheltenham College and the popular amenities of the Bath Road and the centre of Cheltenham.

The well-proportioned accommodation in brief provides an entrance hallway with stairs rising to the first floor and under stairs storage cupboard leading on to a spacious reception room with cast iron wood burning stove and exposed brickwork chimney breast and dining area. There is also a cosy snug. The modern fitted kitchen provides a range of high and low level units with oak worksurface, one and a half bowl sink and drainer with mixer taps, electric fan oven, gas hob with extractor over and integrated dishwasher. There is built-in feature shelving and built in bench seating area and fully tiled flooring. Off the kitchen there is a separate utility room with plumbing for white goods and door leading to the rear courtyard and door onto the side access.

Upstairs there are two double bedrooms, both with built in storage and a white three piece bathroom suite with thermostatic shower over the bath and fully tiled floor. Off the landing there is a west facing roof terrace.

Located in a much sought after location in a quiet no-through road with off road parking and moments from the popular Bath Road with its range of restaurants and shops.

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.

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 schools, a new secondary school, 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 Cheltenham branch proceed down Kew Place, turn right onto Clare Place and the property is on the right hand side.

What3Words: ///gold.ship.title

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band: B

Our reference

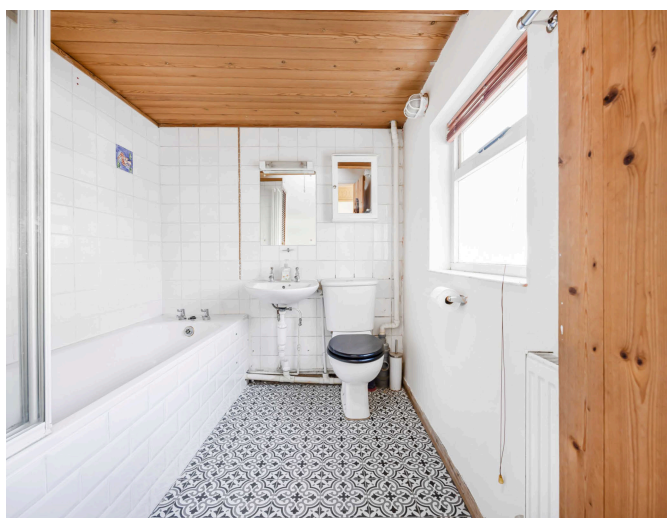
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We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

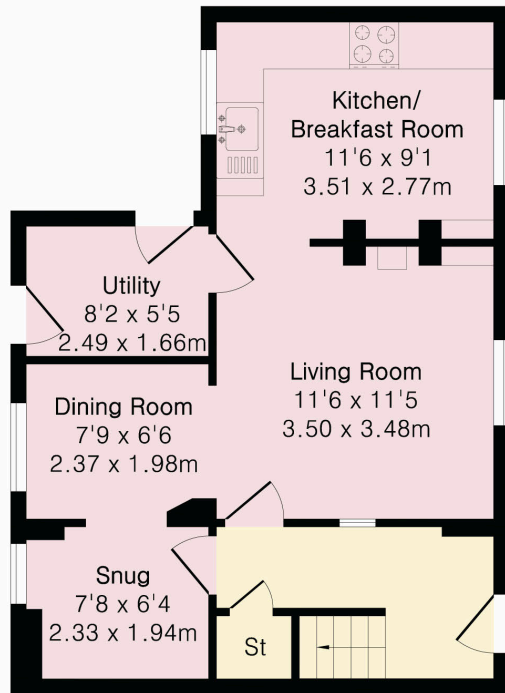
E: leckhampton@perrybishop.co.uk



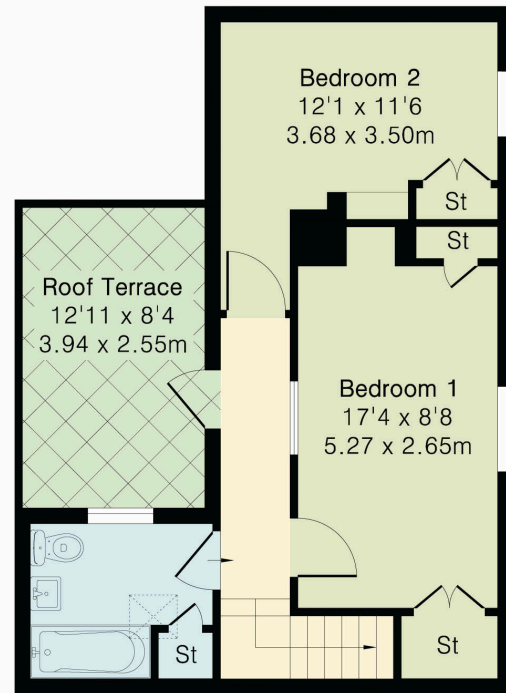
Approximate Gross Internal Area 842 sq ft - 79 sq m

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 371 sq ft – 35 sq m



Ground Floor



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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