

**Moorend Road,** Leckhampton, Cheltenham, Gloucestershire GL53 0HB



Detached property • Four bedrooms • Large garage • Off-street parking • Excellent location • No onward chain • EPC D

# Moorend Road, Leckhampton, Cheltenham, Gloucestershire GL53 0HB

## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Located on a treelined road in the sought-after Leckhampton area, this modern detached four bedroom house offers a perfect blend of style and comfort. The property boasts a wrap-around garden, ideal for outdoor entertaining or relaxing in the sun. With off-street parking and a large garage, there is ample space for vehicles and storage.

The interior of the house is thoughtfully designed, with a contemporary open plan kitchen and dining area and a wonderfully spacious dual aspect living room. The well-proportioned bedrooms provide a peaceful retreat. The main bedroom benefits built in wardrobes and en suite bathroom. The remaining bedrooms are serviced by a useful family bathroom.

## 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, 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

From the Perry Bishop office, proceed along Bath Road. Take the first exit at the roundabout on to Leckhampton Road. After 0.5 miles, turn right on to Moorend Road. The property is on the left hand side and on the corner of Duckworth Close.

What3Words: ///struck.boil.curiosity

## Services & Tenure

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

## Local Authority

Cheltenham Borough Council

Council Tax Band- F

## Our reference

LECK/SB/MS/03012025

## We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk





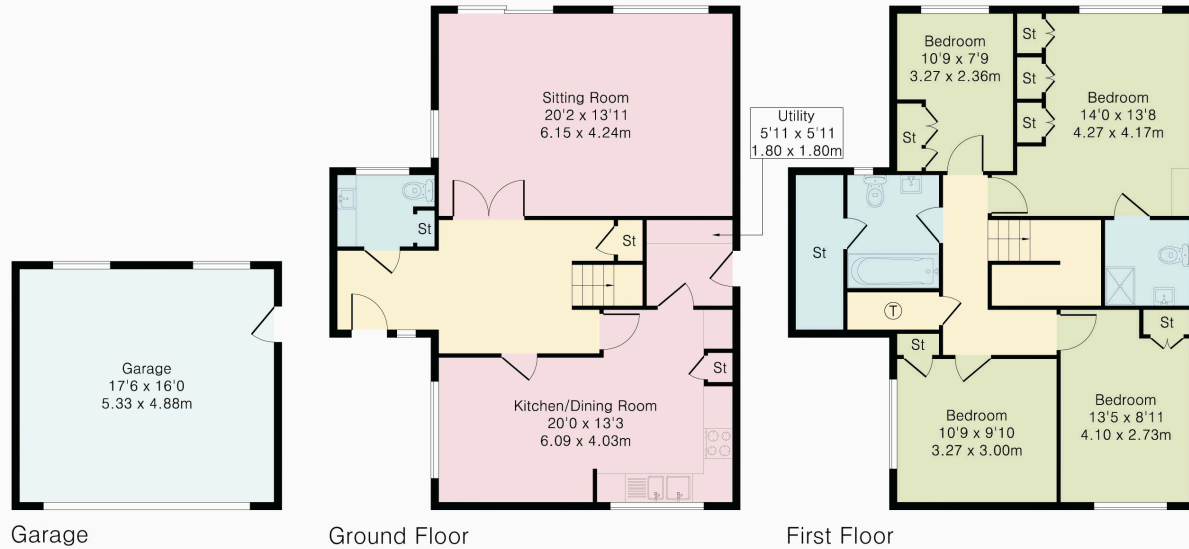


**Approximate Gross Internal Area 1782 sq ft - 166 sq m**

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 751 sq ft – 70 sq m

Garage Area 280 sq ft – 26 sq m



Garage

Ground Floor

First Floor

**PerryBishop**  
PROPERTY MADE PERSONAL



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.



140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

**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

