

Old Bath Road, Leckhampton, Cheltenham, Gloucestershire GL53 7QF



Charming Regency style townhouse • Four bedrooms and 3 bathrooms • Two reception rooms • Garage to the rear • Excellent location close to the town centre • EPC C

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Leckhampton, Cheltenham, Gloucestershire GL53 7QF

Key Features



4
Bedrooms



3
Bathrooms



2
Receptions

About the property

Built in 2001 in a charming Regency style, this elegant three-storey, four-bedroom townhouse perfectly blends Regency charm with modern comforts, offering flexible living spaces in a desirable location.

Upon entering, the entrance hall features Amtico flooring, which extends throughout the ground floor. From here, you access a versatile sitting room, a well-appointed kitchen/dining room, and a convenient cloakroom. The kitchen/dining room boasts a range of matching wall and base level units, work surfaces, and an inset one and a half bowl sink and drainer unit. It is equipped with a four-ring gas hob with extractor over, a double oven/grill, and integrated appliances including a fridge freezer, washing machine, and dishwasher. There is ample space for a dining table, and double doors open to the rear garden. Stairs from the entrance hall lead to the first floor, with a storage cupboard beneath.

The first floor features a living room with two full-height sash windows, an ornate fireplace with a real flame gas fire inset, and T.V./telephone points. Additionally, this floor includes two bedrooms and a family bathroom fitted with a three-piece suite, tiled surrounds, and an extractor fan.

On the second floor, you will find two additional double bedrooms, each with en suite shower rooms and built-in storage. This floor also includes a double cupboard and an access hatch to the loft space.

Outside, the rear garden is enclosed with panel fencing, laid to lawn with planted borders, a patio area and rear access to a garage. The property also features timber-framed double-glazed sash windows and is warmed by gas-fired central heating.

This beautiful townhouse offers flexible living spaces in a desirable location, combining modern conveniences with Regency elegance.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

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

Directions

From Perry Bishop's Bath Road offices, proceed towards Cheltenham town centre passing through the first set of traffic lights. At the next set of traffic lights, turn right on to Sandford Road, then at the roundabout take the first exit on to the A40. The house is just before the traffic lights on the left.

What3Words- wished.down.stir

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band E

Our reference

FAR/SB/KF/15072024

We'd love to hear from you

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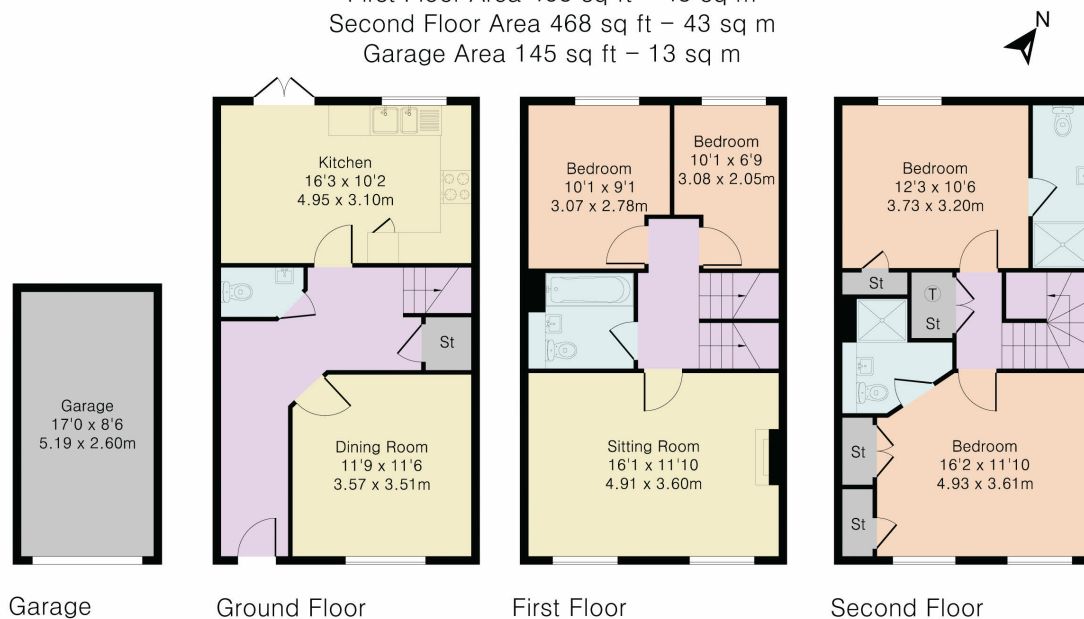
Approximate Gross Internal Area 1549 sq ft – 142 sq m

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 468 sq ft – 43 sq m

Second Floor Area 468 sq ft – 43 sq m

Garage Area 145 sq ft – 13 sq m



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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