

**Asquith Road,** Leckhampton, Cheltenham, Gloucestershire GL53 7EJ



A well presented semi-detached house • Three good sized bedrooms • Views towards distant hills • Large sitting room • Mature and private southerly facing garde • En bloc single garage • Close to good local schools • No through road setting • EPC E

# Asquith Road,

Leckhampton, Cheltenham, Gloucestershire GL53 7EJ

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A well presented three bedroom semi-detached house located within a short stroll of Naunton Park School and playing fields.

Tucked away towards the end of a no through road and overlooking allotments to the front, the property is ideally situated for the Bath Road and all of its amenities. The spacious and well presented accommodation is arranged over two floors and comprises an entrance hall and a fitted kitchen with built-in electric oven and gas hob that is situated to the rear of the property with views over the garden. There is a large sitting room to the front, which leads to a dining room with double glazed French doors giving views and leading into the mature and private garden.

On the first floor, there is a spacious, airy and light landing giving access to three good-sized bedrooms, each with built-in cupboards, the master being a large double bedroom with a built in wardrobe. There is also a family bathroom.

Additional benefits of this fine home include gas fired central heating, double glazing, gated side access and single garage en bloc and an enclosed southerly-facing low maintenance garden.

## 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.

## Addition 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

From Cheltenham town centre proceed along Bath Road and on to Leckhampton Road. Continue some way along before taking a left hand turn into Naunton Lane. The property will then be found on the right hand side before the school and the right turn for Churchill Road on the mini roundabout and Asquith Road is the first turn on the left. The property will be found towards the end on the right.

What3Words: ///dose.pitch.tall

## 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

LECK/GW/KF/20122024

## We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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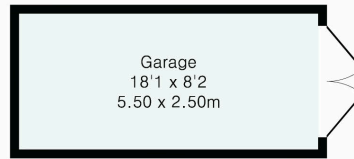


**Approximate Gross Internal Area 878 sq ft - 90 sq m**

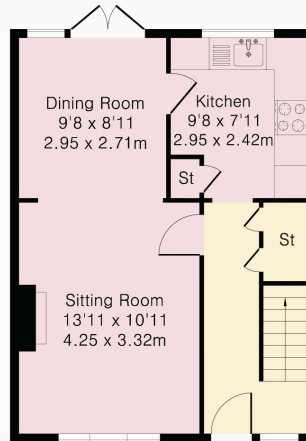
Ground Floor Area 415 sq ft – 38 sq m

First Floor Area 415 sq ft – 38 sq m

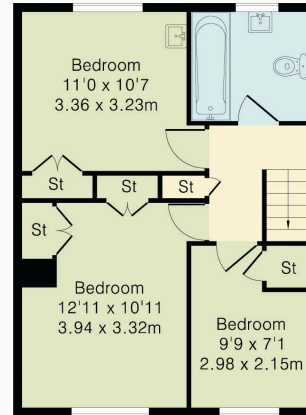
Garage Area 148 sq ft – 14 sq m



Garage



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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