

Pilford Avenue, Leckhampton, Cheltenham, Gloucestershire GL53 9EJ



Impressive family home with fine views of Leckhampton Hill • Three bedrooms • Three receptions rooms • Located along a private tree lined no through road • Close to good local schools and amenities • Garage and driveway parking • Large mature southerly facing garden • EPC D

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Leckhampton, Cheltenham, Gloucestershire GL53 9EJ

Key Features



3
Bedrooms



1
Bathroom



3
Receptions

About the property

A most impressive, three bedroom semi-detached house with a large mature garden enjoying fabulous views of Leckhampton Hill. Located on this private and popular tree lined road close to the Old Pats playing field and conveniently located for excellent local schools and amenities.

The well-proportioned accommodation offers excellent scope for extension and in brief comprises an entrance hall, a downstairs cloakroom, a sitting room with an attractive fireplace with inset wood burning stove, exposed timber flooring and a large box bay window. There is a separate family room with fireplace and recessed storage with shelving, exposed timber flooring, this opens into the dining room with sliding doors leading into and overlooking the charming garden. There is a fitted kitchen with door to garden and a separate utility area.

On the first floor there are three bedrooms, the master bedroom with useful built in storage and a lovely box bay window. Bedroom two is a large double room with fitted wardrobes and views of Leckhampton Hill. There is also a third bedroom and a separate family bathroom.

Additional benefits of this versatile and spacious family home includes gas fired central heating, double glazing, a very large mature and private rear garden, off road parking and a garage with shed behind.

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.

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.

Directions

From Cheltenham town centre proceed along Bath Road, passing Eagle Tower and our offices. At the roundabout, continue straight along Leckhampton Road. At the traffic island turn left into Charlton Lane. Continue to the end, then turn right onto Old Bath Road. Pilford Avenue is the first turning on the left, the property can be found on the right hand side.

What3Words: ///motor.saving.decide

Services & Tenure

The tenure is freehold. Mains water, drainage and electricity are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band- D

Our reference

LECK/GW/MS/04092024

We'd love to hear from you

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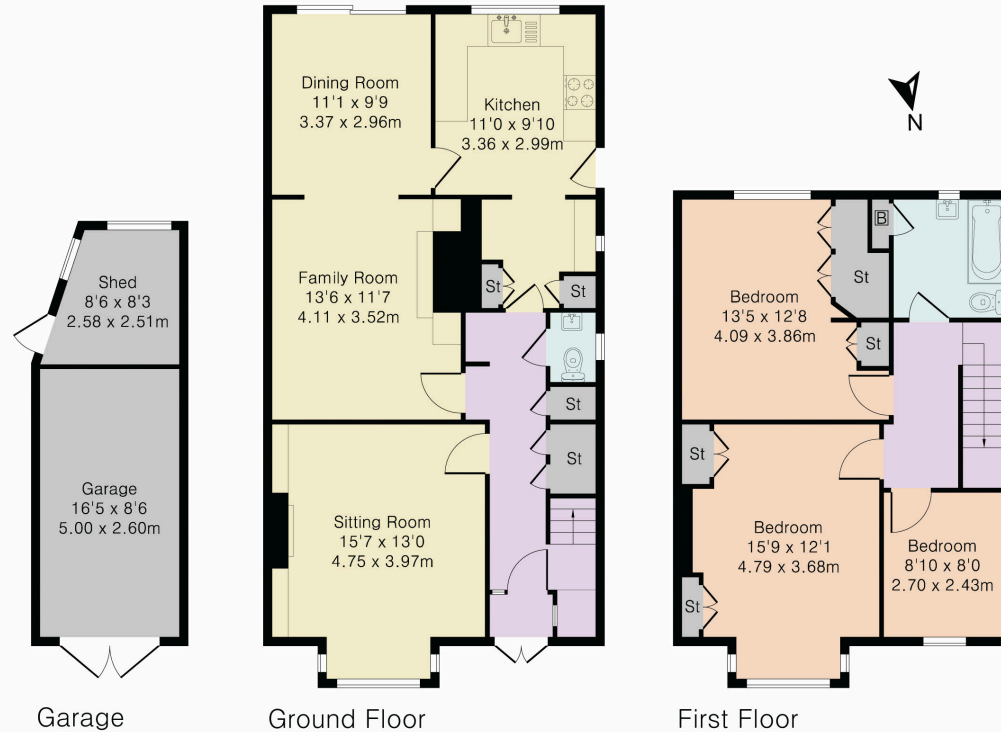
E: leckhampton@perrybishop.co.uk







Approximate Gross Internal Area 1517 sq ft – 142 sq m
 Ground Floor Area 770 sq ft – 72 sq m
 First Floor Area 546 sq ft – 51 sq m
 Garage Area 201 sq ft – 19 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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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.

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