

Langdon Road, Leckhampton, Cheltenham, Gloucestershire GL53 7NZ



Attractive and substantial semi detached house • Within a stroll of the Bath Road amenities •
Fabulous 21ft fitted kitchen/dining/family room • Character features • Private mature garden •
In all 1,520 sq.ft • EPC C

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Leckhampton, Cheltenham, Gloucestershire GL53 7NZ

Key Features



4
Bedrooms



1
Bathroom



2
Receptions

About the property

An attractive and beautifully presented four bedroom semi-detached house located close to good local schools and within a stroll of the Bath road and its range of excellent amenities.

The well-proportioned accommodation in all 1520 sq ft is arranged over three floors and in brief comprises of an entrance hall with stairs to the first floor, cloakroom, a bay-fronted sitting room with an attractive fireplace to the front this leads through to a fabulous 21ft fitted kitchen/dining/family room. The kitchen is fitted with an extensive range of units, built in double oven and hob, integrated fridge/freezer, dishwasher with a central island with sink, space for a table and chairs and sliding doors opening and leading into the garden.

On the first floor there are two double bedrooms plus a single bedroom and a family bathroom. From the landing a further staircase gives access to the second floor and a 15ft double bedroom, this room enjoys delightful views towards distant hills.

Additional benefits of this fine period home include an enclosed private landscaped rear garden with pedestrian access, double glazing and gas fired central heating.

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 and secondary 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 our offices on the Bath Road, continue over the mini roundabout onto Leckhampton Road and take the first turning on the left into Langdon Road, where the property will be found after a short distance on the left hand side.

What Three Words: ///quiet.dome.clear

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

TET/GW/KF/22042025

We'd love to hear from you

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Approximate Gross Internal Area 1520 sq ft - 141 sq m

Ground Floor Area 726 sq ft – 67 sq m

First Floor Area 570 sq ft – 53 sq m

Second Floor Area 224 sq ft – 21 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.

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.

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