

Moorend Street, Leckhampton, Cheltenham, Gloucestershire, GL53 0EQ



An attractive period house • Two double bedrooms • Lovely rear garden • 18ft sitting room with fireplace • 16ft fitted kitchen/dining room • Character features • Built in wardrobes to both bedrooms • Close to good local amenities and schools • EPC C

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A very well presented two bedroom period terraced house located within a stroll of the Bath Road and all of its amenities. The property is also ideally situated for good local schools and has the benefit of a large mature rear garden.

Offering a wealth of character features the well proportioned accommodation is arranged over two floors and in brief comprises a 18ft sitting room with an attractive fireplace this leads through to a most impressive 16ft fitted kitchen/dining room, fitted with a range of units, space for a table and chairs and overlooking and leading into the mature and good sized rear garden.

On the first floor there are two double bedrooms both with built in wardrobes and a spacious bathroom. Additional benefits if this impressive period home include gas fired central heating and double glazing.

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, past Eagle Tower and through the Leckhampton Road shopping area, and at the traffic Island turn right onto Shurdington Road

and then second left into Moorend Street. The property will be found after a short distance on the left.

What3Words: ///image.start.dwell

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band- B

Our reference

LECK/GW/MS/10102024

We'd love to hear from you

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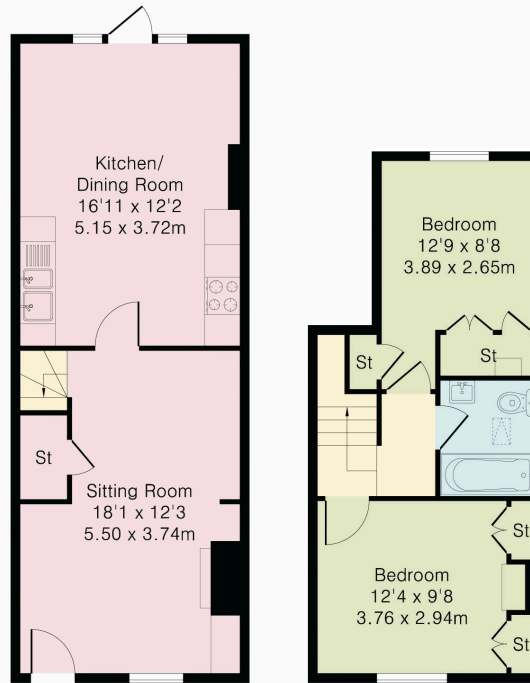




Approximate Gross Internal Area 749 sq ft - 69 sq m

Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 317 sq ft – 29 sq m



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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