

Leckhampton Road, Leckhampton, Cheltenham, Gloucestershire GL53 0BX



Offering excellent scope for further improvement • 23' sitting/dining room • Popular tree-lined road location • Close to excellent local schools and amenities • Garage and driveway parking • No onward chain • EPC D

Leckhampton Road,

Leckhampton, Cheltenham, Gloucestershire GL53 0BX

Key Features



3
Bedrooms



1
Bathroom



1
Reception

About the property

A three bedroom semi-detached house located on this popular tree lined road conveniently located for excellent local schools and amenities.

The well-proportioned accommodation, which offers excellent scope for further enhancement/improvement, in brief comprises an entrance hall, cloakroom and a 23' sitting/dining room with double doors which gives access to the garden. The kitchen offers excellent scope for improvement with a door to the outside.

On the first floor, there three double bedrooms, and a family bathroom. The landing gives access to a good-sized loft space which is boarded.

Additional benefits of this family home includes gas fired central heating, double glazing, a mature and private rear garden, off road parking and a garage.

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 the Bath Road, head towards Leckhampton and at the mini roundabout take the first exit onto Leckhampton Road. Continue on Leckhampton Road for about half a mile and the property will be found on the left hand side towards Leckhampton Hill.

What3Words: ///fresh.influencing.change

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

LECK/GW/MS/28042025

We'd love to hear from you

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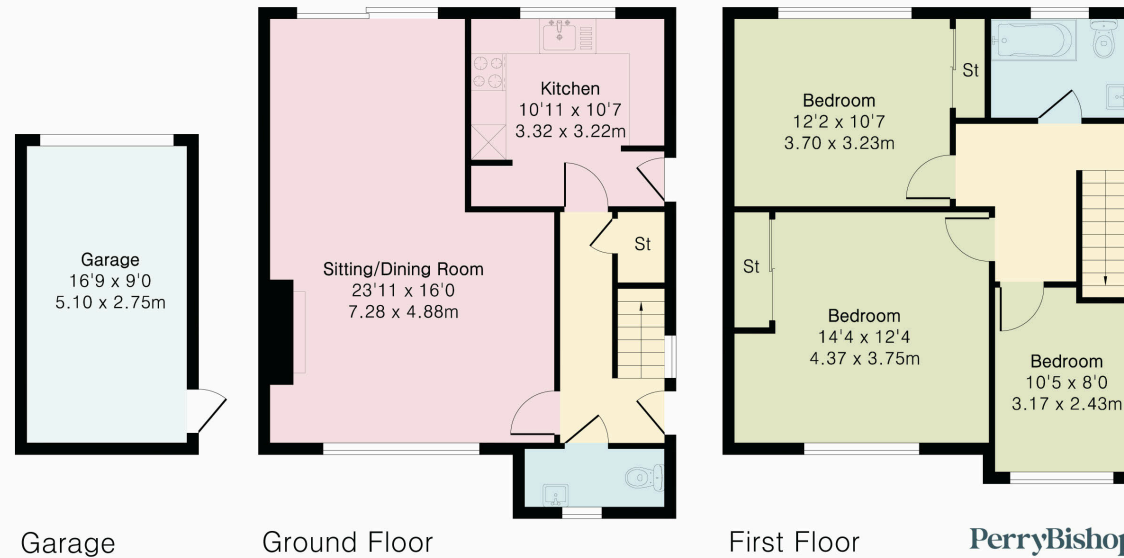


Approximate Gross Internal Area 1253 sq ft - 116 sq m

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 543 sq ft – 50 sq m

Garage Area 151 sq ft – 14 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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