

Francis Street, Leckhampton, Cheltenham, GL53 7NY



Terraced period home • Three bedrooms • Double fronted • Two reception rooms • Two bathrooms • Fitted kitchen • Rear courtyard • Great location • EPC D

Francis Street, Leckhampton, Cheltenham, GL53 7NY

Key Features



3
Bedrooms



2
Bathrooms



2
Receptions

About the property

A charming and recently renovated double fronted three bedroom period home, very well located just off Leckhampton's popular Bath Road with its varied range of independent shops and eateries.

The property is bright and very well presented throughout. Upon entering, through a lovely blue door, there is an entrance hallway with a fitted coir matted entrance leading on to wood effect flooring; to the left is a front reception room with feature fireplace and surround. The wood effect flooring continues into the large open-plan kitchen/dining room with a range of high and low level high-gloss units, integrated appliances, electric oven, gas hob with extractor, tiled splashbacks and glazed door leading on to the private rear courtyard garden. A three piece bathroom suite comprising a WC, pedestal sink and panel bath with shower attachment and glazed shower screen completes the ground floor.

Upstairs there are three double bedrooms and a three piece shower room with pedestal sink, WC and glazed shower enclosure.

Externally the property benefits from a small forecourt area to the front and to the rear there is a small courtyard leading off the kitchen.

In summary, this is a very warm and bright property benefitting from large windows which flood the house with natural light. It is a very well presented period property home which was renovated with a new kitchen, bathrooms, flooring and full set of new windows in 2020. The property also benefits from a combi boiler installed in 2020 which has been inspected and serviced annually. This is a lovely town house in a great location.

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, offering 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 Perry Bishop's Bath Road office heading away from the town centre, Francis Street will be found on the fourth right turn, on the right.

What3Words: ///pile.watch.skinny

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band- C

Our reference

LECK/NB/MS/05092024

We'd love to hear from you

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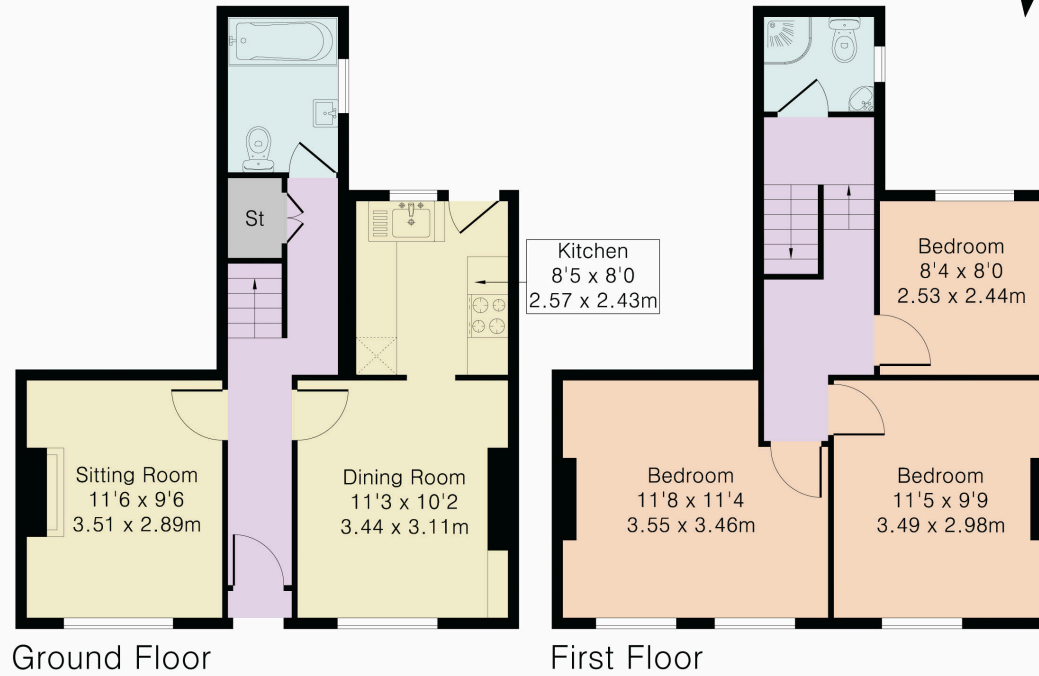
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Approximate Gross Internal Area 868 sq ft – 80 sq m
 Ground Floor Area 434 sq ft – 40 sq m
 First Floor Area 434 sq ft – 40 sq m



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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