

## Old Bath Road, Leckhampton, Cheltenham, Gloucestershire GL53 9EF



Period home • Three bedrooms • Excellent condition • Driveway parking • Extended • Loft converted • Garden office • EPC D

# Old Bath Road,

Leckhampton, Cheltenham, Gloucestershire GL53 9EF

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

An extended, three bedroom period terrace home, well located in popular Leckhampton, with driveway parking and a west facing garden. The property is presented in excellent condition throughout and retains the character and charm you would expect from a period home.

Internal accommodation provides an entrance hall with stripped wooden flooring, under stairs storage and access through to the dining room with bay window, panelled walls and stripped wooden flooring which then leads into a sitting room that features a cast iron insert fireplace with attractive tile details, built-in alcove storage and the stripped flooring continues. The kitchen is at the rear of the house and features a range of high and low level units with integrated appliances and range-style cooker, island worksurface and butler-style sink with Kettle boiling and filtered water mixer tap.

On the first floor, there are two good-sized bedrooms and a beautiful four piece bathroom suite comprising a roll top bath, glazed shower cubicle, wash hand basin with built-in storage and WC with part-panelled walls and attractive herringbone flooring. The loft has also been converted into a bedroom and has a Juliet-style balcony overlooking the rear garden, built-in storage and en suite WC.

The rear garden is west facing with a patio area off the rear of the house, lawn and useful outside office building with power and telephone points.

## 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.

## 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 quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

## Directions

From Perry Bishop's Bath Road office heading away from Cheltenham town centre, at the roundabout, continue straight along Leckhampton Road. At the next roundabout, turn left into Charlton Lane. Continue to the end, then turn right on to Old Bath Road. The property can be found on the right hand side.

What3Words: ///poppy.enhancement.clear

## 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/NB/KF/29102024

## We'd love to hear from you

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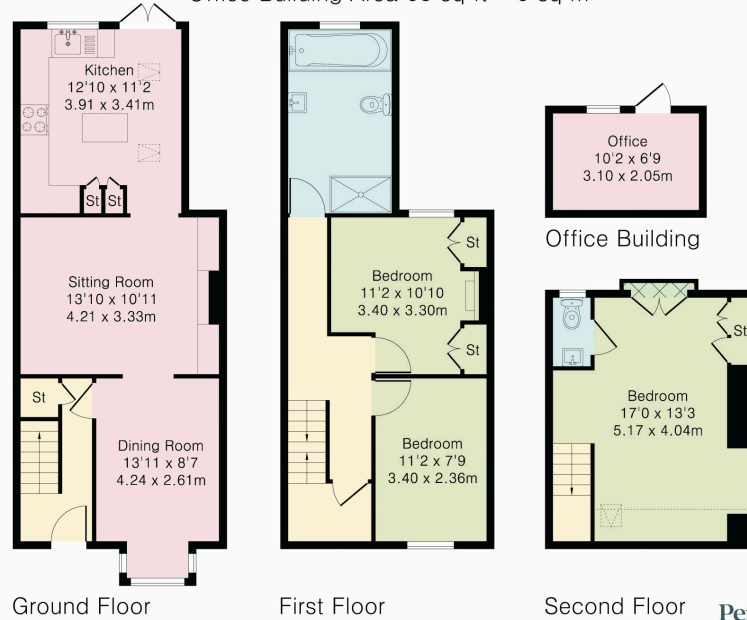
**Approximate Gross Internal Area 1177 sq ft - 110 sq m**

Ground Floor Area 469 sq ft - 44 sq m

First Floor Area 406 sq ft - 38 sq m

Second Floor Area 234 sq ft - 22 sq m

Office Building Area 68 sq ft - 6 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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