

PerryBishop

PROPERTY MADE PERSONAL

Church Road, Leckhampton, Cheltenham, Gloucestershire GL53 0PF



Two bedrooms • Semi detached • Two receptions • Garden • Would benefit from updating • Great location • EPC E



Church Road, Leckhampton, Cheltenham, Gloucestershire GL53 0PF

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A two-bedroom, semi-detached home very well located in ever-popular Leckhampton. The property offers spacious living accommodation throughout and provides an entrance hall, bay fronted reception room with a period cast iron fireplace and stripped wood floors.

To the rear, there is a spacious dining room with the same flooring that leads onto the kitchen which provides a range of high and low-level units, a Belfast-style sink, wooden worksurface, space for white goods, and tiled flooring. The kitchen has glazed French doors leading onto the garden.

Upstairs there are two double bedrooms and a three-piece family bathroom suite.

There is also a good-sized garden to the rear with fence boundaries.

The property would benefit from some updating and could be extended subject to the correct planning permissions.

Being within walking distance of The High School Leckhampton and the local primary school is a huge plus for families. Additionally, proximity to Bath Road, Montpellier, and Leckhampton Hill offers easy access to shops, cafes, and scenic views. It seems as if it would be a great place for someone looking for both convenience and easy access into the countryside.

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.

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.





Directions

From Perry Bishop's Bath Road office head away from Cheltenham town centre, at the first mini-roundabout continue straight towards Leckhampton Hill, continue on passing through another mini-roundabout and you will almost immediately be on another mini-roundabout where you will turn right onto Church Road, the property will be found on the right after approx 200 meters opposite the left turn to 'The Close.'

What 3 Words: ///other.zest.gasp

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/RN/10032025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

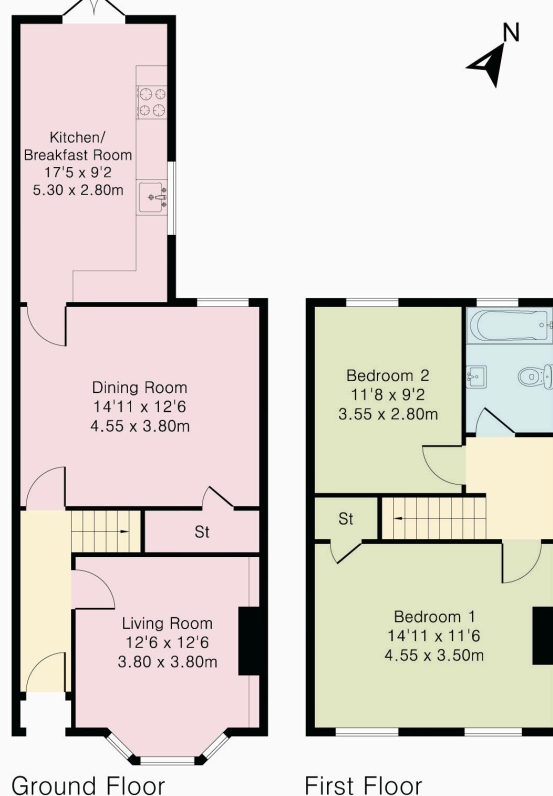
E: leckhampton@perrybishop.co.uk



Approximate Gross Internal Area 949 sq ft - 88 sq m

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 392 sq ft – 36 sq m



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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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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.

Gloucestershire • Oxfordshire • Wiltshire

