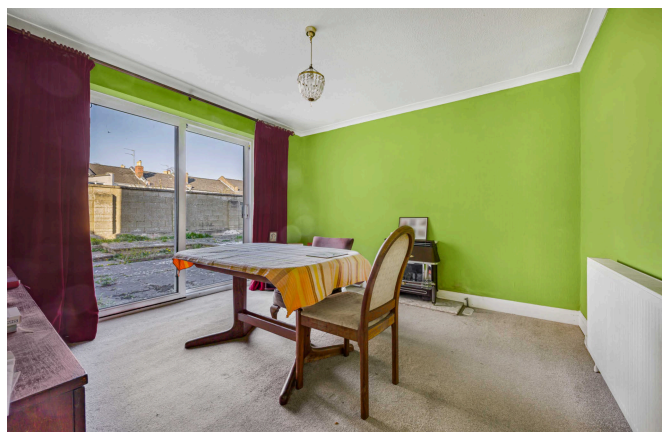
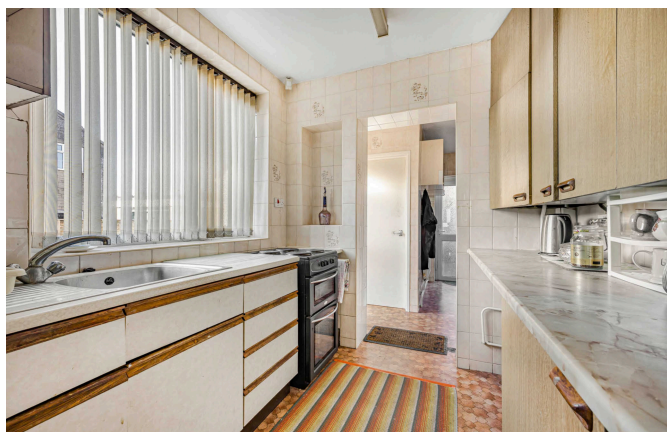


Naunton Way, Leckhampton, Cheltenham, Gloucestershire GL53 7BQ



Substantial detached house • Off-street parking and garage • Close to local amenities and schools • Great potential for modernisation • L-shaped garden with side access • Cul-de-sac location • EPC D

Naunton Way, Leckhampton, Cheltenham, Gloucestershire GL53 7BQ

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Nestled in the sought-after heart of Leckhampton, this three-bedroom detached family home presents a fantastic opportunity for those looking to personalise and modernise a property to their taste. With plenty of potential, this spacious residence is ready for a new owner to make it their own.

Step inside to a welcoming hallway with stairs leading to the first floor. The generous living room, complete with a bay window, provides an inviting space for family gatherings. Adjacent to the living room is a dining room, perfect for entertaining, while the kitchen at the rear offers a great foundation for a contemporary makeover. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a separate WC. Outside, the rear garden is paved for easy maintenance, with access to the garage via a pedestrian door. The front of the property boasts a gated

driveway that leads to the garage, providing ample off-road parking.

With its prime location and abundant potential, this is a perfect home for those seeking to create a space that reflects their style.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing r on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We 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 Cheltenham town centre, proceed along Bath Road, turning left at Cheltenham College onto Thirlestaine Road. At the mini-island, turn right onto Old Bath Road and Naunton Park Road, followed by left onto Naunton Lane and second





right into Nauntun Way. The property will then be found at the end of this no through road on the on the right hand side.

What3Words: ///grapes.frog.swing

Services & Tenure

The tenure is freehold. Mains water, drainage, gas and electricity are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

LECK/NB/RM/04042025

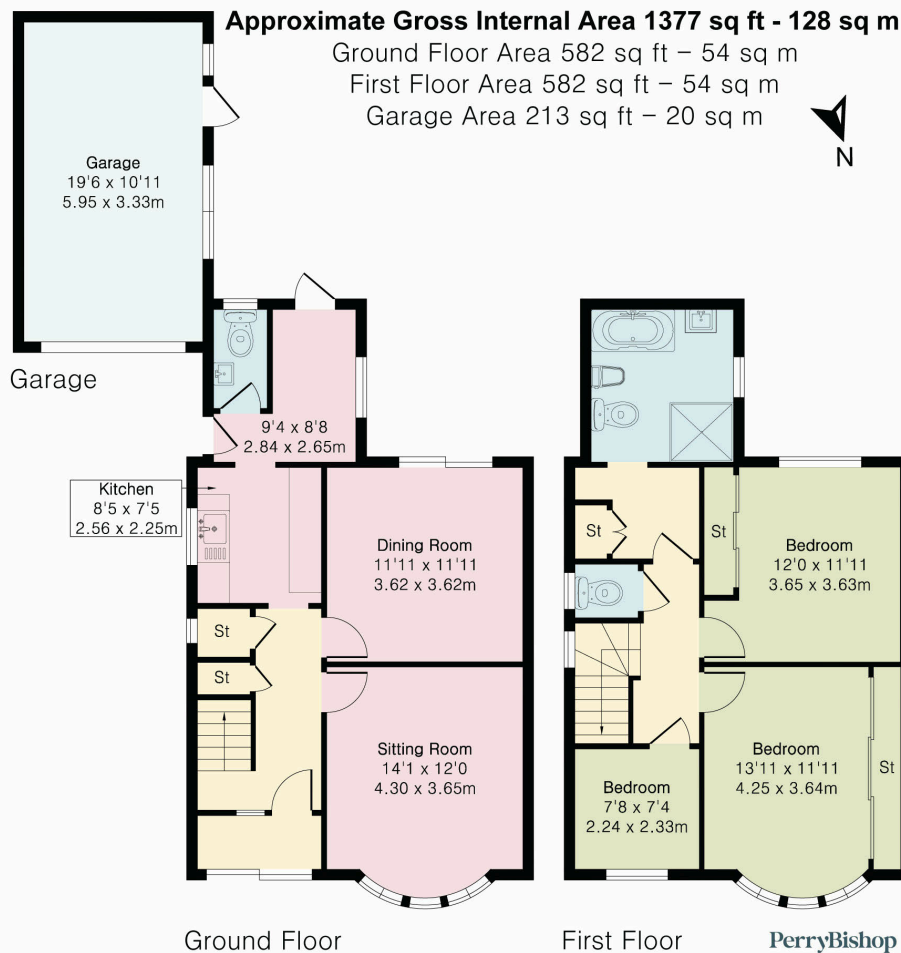
We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk





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.



PerryBishop
PROPERTY MADE PERSONAL

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

perrybishop.co.uk

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

