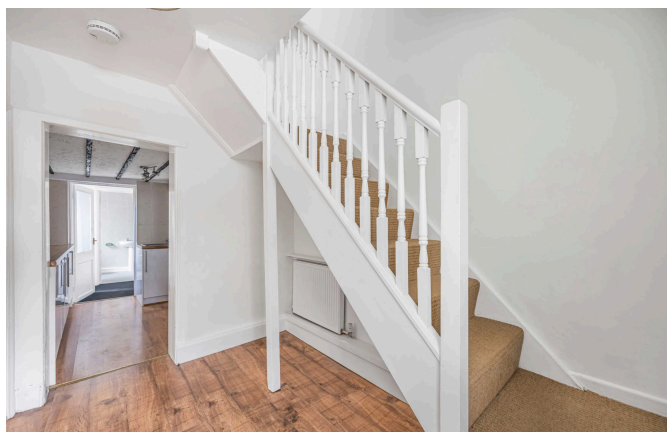


Moorend Street, Leckhampton, Cheltenham, Gloucestershire GL53 0EQ



Three bedrooms • Period terraced home • Desirable Leckhampton location • Spacious through lounge/dining room • Modern kitchen with separate utility • Master bedroom with fitted storage • Generous rear garden with patio • Brick-built workshop & garden store • EPC D

Moorend Street,

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Located in the heart of Leckhampton, this attractive three-bedroom terraced house offers spacious accommodation, a modern interior, and a private garden – all within walking distance of Bath Road's excellent amenities.

The property is entered via a welcoming hallway, leading into a generous through reception room, perfect for both dining and entertaining, with double doors opening directly onto the rear garden. A modern fitted kitchen, useful utility room and three peice bathroom complete the ground floor.

Upstairs, the master bedroom benefits from built-in storage, alongside two further bedrooms and a well-appointed shower room.

Externally, the rear garden is a real highlight – featuring a paved patio, enclosed lawn with wooden fencing, and excellent outbuildings including a brick-built workshop and a separate

wooden garden store.

Measuring approximately 1,018 sq ft, this property offers an excellent balance of character, comfort, and practicality in one of Leckhampton's sought-after residential streets.

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, 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.

Directions

From Perry Bishop's Bath Road office, proceed up Bath Road (away from Cheltenham town centre) at the mini roundabout take the second exit onto Shurdington Road, Moorend Street is the fourth turning on the left and property will be found on the left hand side.





What3Words: ///pure.ripe.able

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band- B

Our reference

LECK/NB/MS/04092025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

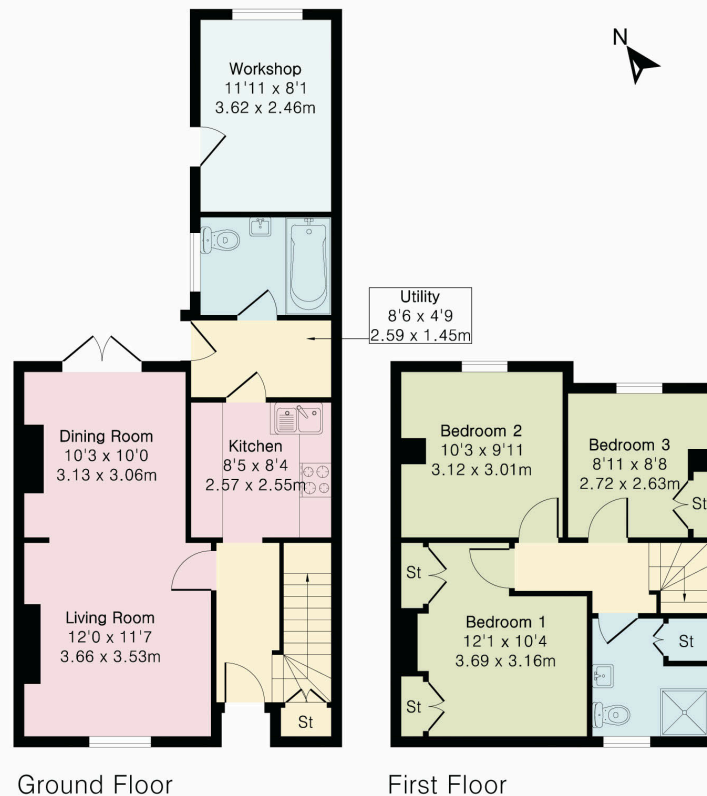
E: leckhampton@perrybishop.co.uk



Approximate Gross Internal Area 1018 sq ft - 95 sq m

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 418 sq ft – 39 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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