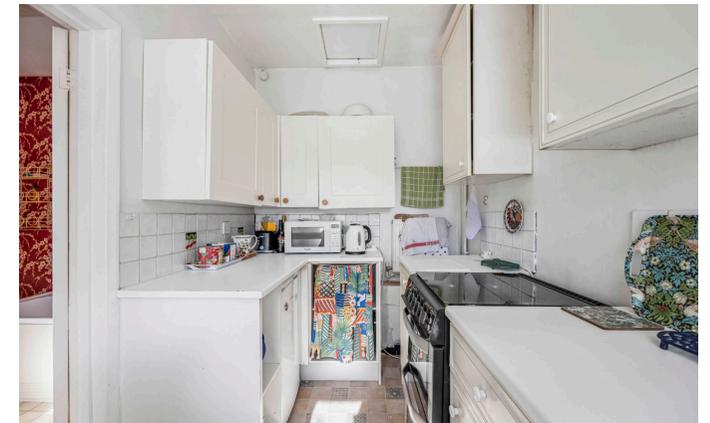


Leckhampton Road, Cheltenham, Gloucestershire GL53 0AZ



Chain Free • Fantastic location • Basement • Scope for improvement • Close to Bath Road • Off-road parking potential • EPC D

Leckhampton Road,

Cheltenham, Gloucestershire GL53 0AZ

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

An attractive, substantial, and beautifully presented three-bedroom property located on the ever-popular Leckhampton Road, close to local schools and within a stroll of the Bath Road and its range of excellent amenities.

The well-proportioned accommodation offers character features and, in brief, comprises of a large, double fronted lounge/dining room with stairs to the first floor, a dining area, kitchen and downstairs bathroom.

On the first floor, there are three bedrooms with a light and airy landing space.

Additional benefits of this fine-period home include an enclosed rear garden with access to the rear, with an opportunity to create off-road parking. There is also a basement area that could easily be converted, subject to relevant permissions.

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

Starting from Perry Bishop, head south along Bath Road in the direction of Leckhampton. Continue straight, passing local shops and amenities. After crossing over the junction with Norwood Road and Shurdington Road, Bath Road becomes Leckhampton Road. Continue for a short distance where you will find our property as indicated by a Perry Bishop For Sale board.

What3Words: ///today.full.stroke

Services & Tenure

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

Local Authority

Cheltenham District Council.

Council Tax Band E

Our reference

CHE/BM/MS/03072025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

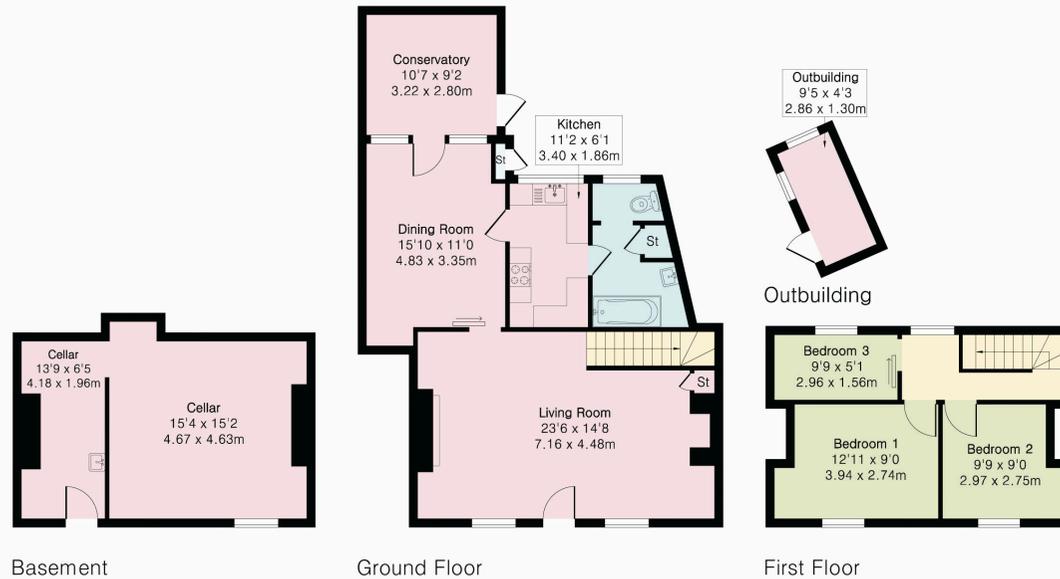






**Approximate Gross Internal Area 1331 sq ft - 124 sq m
(Excluding Outbuilding)**

Basement Area 304 sq ft – 28 sq m
 Ground Floor Area 727 sq ft – 68 sq m
 First Floor Area 300 sq ft – 28 sq m
 Outbuilding Area 40 sq ft – 4 sq m



PerryBishop
PROPERTY MADE PERSONAL



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.



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@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

