

## Upper Norwood Street, Leckhampton, Cheltenham, GL53 0DS



Entrance hall with useful downstairs WC • Well-proportioned living room to the front • Impressive open-plan kitchen/dining/family room •  
Three well-sized bedrooms • Private rear garden with off-road parking • EPC C •

# Upper Norwood Street, Leckhampton, Cheltenham, GL53 ODS

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A beautifully presented and surprisingly spacious modern townhouse, ideally positioned just moments from Bath Road, in one of Cheltenham's most sought-after residential locations.

The ground floor accommodation begins with an entrance hall and a useful cloakroom/WC. To the front of the property is a well-proportioned living room, providing a comfortable and welcoming space. To the rear is an impressive kitchen/dining/family room which forms the heart of the home, fitted with a modern kitchen featuring integrated appliances and offering excellent space for everyday living and entertaining, with views and access out to the rear garden.

The first floor provides three well-sized bedrooms, all served by a contemporary shower room, creating practical and well-balanced accommodation ideal for a range of buyers.

Externally, the property enjoys a small front garden enclosed by wrought iron railings, while to the rear there is a private garden which has been landscaped and has double wooden gates allowing vehicular access enclosed by wooden fencing and includes a garden shed.

The property is presented in excellent decorative order throughout and is particularly well located for access to the amenities of Bath Road, well-regarded local schools, and Cheltenham town centre.

## Amenities

Leckhampton is a quiet, leafy residential area situated just south of Cheltenham town centre, known for its strong community feel and excellent everyday amenities. The area offers a practical and popular setting for a wide range of buyers, combining town convenience with access to open spaces and countryside.

Along Bath Road there is a varied and well-regarded selection of independent shops and services, including a delicatessen, butchers, greengrocers and bakers, together with a range of cafés, pubs and restaurants. Leckhampton also benefits from several parks, playing fields and green spaces, making it well suited to families and those who enjoy an active lifestyle.

The area is particularly well served for education, with Leckhampton High School and the highly regarded Balcarras School, along with a number of established primary schools nearby. Regular bus services provide easy access to Cheltenham town centre, while road links offer convenient routes to the A417, M5 and towards Swindon and Bristol via the 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

Leaving the Perry Bishop office on Bath Road, head south towards Leckhampton. Continue along Bath Road and take the turning into Upper Norwood Street, where the property will be found a short distance along on the left-hand side.

What3Words //kind.bolts.weeks

## Services & Tenure

Tenure - Freehold

Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas

## Local Authority

Cheltenham Borough Council  
Council Tax Band - C

## Our reference

CHE250482  
23rd January 2026

## We'd love to hear from you

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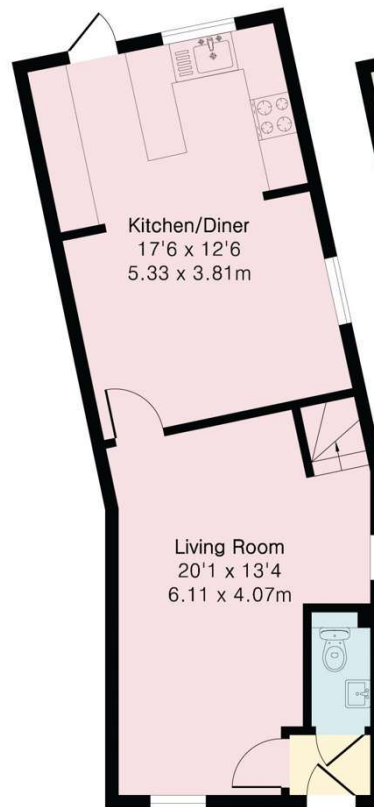




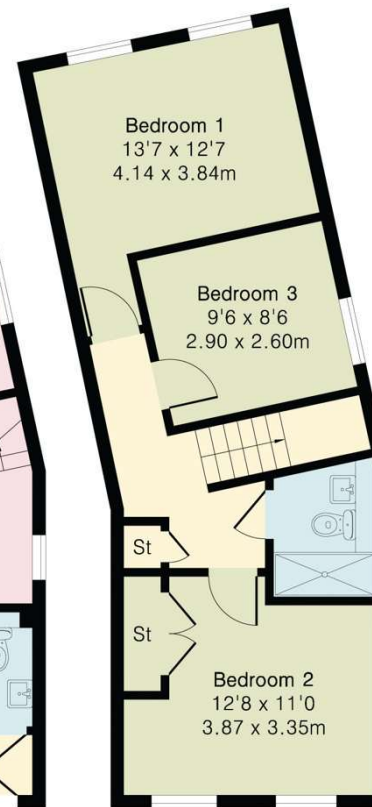
**Approximate Gross Internal Area 960 sq ft - 90 sq m**

Ground Floor Area 481 sq ft - 45 sq m

First Floor Area 479 sq ft - 45 sq m



Ground Floor



First Floor

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