

Church Road, Leckhampton, Cheltenham, Gloucestershire GL53 0PF



Semi-detached house • Three bedrooms • Period home • Converted loft • Extended • Bright and spacious • Walking distance to local schools • EPC D

Church Road,

Leckhampton, Cheltenham, Gloucestershire GL53 0PF

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A very well presented three bedroom, semi-detached family home ideally located in ever popular Leckhampton and within walking distance of Leckhampton Primary and The High School, Leckhampton.

The property retains a period charm throughout and provides spacious and bright accommodation arranged over three floors, measuring 1128 sq ft.

In brief, the accommodation comprises a welcoming entrance hall with stairs rising to the first floor. The bay-fronted reception room has a feature period fireplace and has wooden double doors leading through to the dining room. This then leads on into a modern fitted kitchen providing a range of high and low level units with tiled splashbacks, rolled worksurface, stainless sink and drainer, electric oven, gas hob with extractor over and slate tiled floor. The breakfast area has ample space for a dining table and has large glazed doors overlooking the rear gardens.

Upstairs, on the first floor, the master bedroom has a feature period fireplace and has far reaching views to the hills. The second bedroom also has a period fireplace and overlooks the rear garden. The loft has also been converted to provide a very bright and spacious bedroom with large Velux style windows giving fantastic views to the west.

There is a mature garden to the rear with well planted herbaceous borders and patio off the rear of the house and is enclosed by wooden fence boundaries. There is also a small front garden with well established climbing roses.

In summary, a wonderful period home providing spacious accommodation in a sought after and convenient location with good local amenities close by.

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, 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 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 on to Church Road, the property will be found on the right hand side.

What3Words: [///trace.edits.farms](https://www.what3words.com/trace.edits.farms)

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/KF/05062025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

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what the owner said

My son when he was younger said we lived on the best road in Cheltenham and it's true. Five mins from Leckhampton primary, 15 mins to the new high school, 10 mins to Co-op. Burrows Fields and all the facilities for children only 5 mins away. Couldn't be better located. Can walk up the hill from the door and down to the Bath Road shops and town centre. House has lots of sun and sunsets can be glorious - it has been a happy family home.





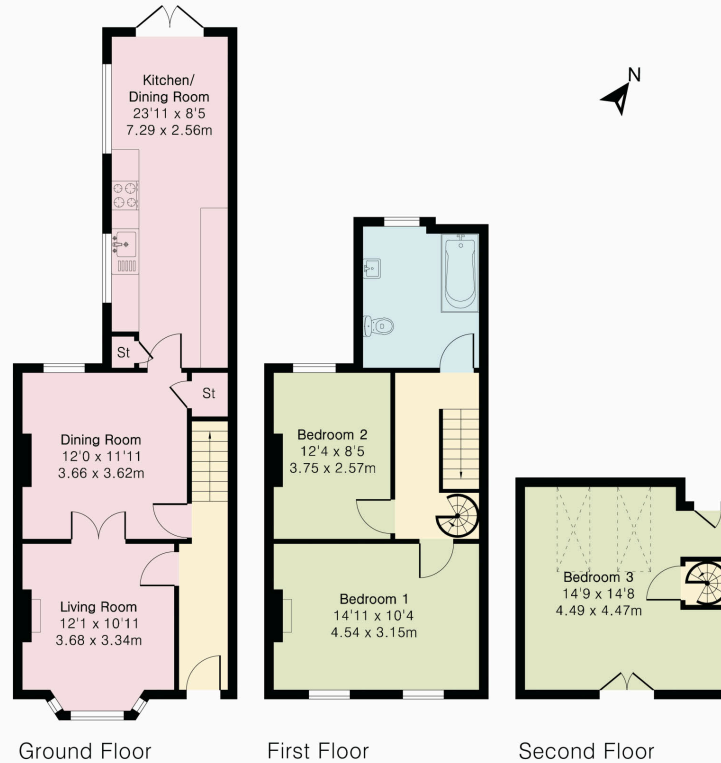


Approximate Gross Internal Area 1128 sq ft - 105 sq m

Ground Floor Area 528 sq ft – 49 sq m

First Floor Area 410 sq ft – 38 sq m

Second Floor Area 190 sq ft – 18 sq m



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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