



Leckhampton



Nick

**GRIFFITHS**

ESTATE AGENTS



# Leckhampton

Hall Road, Leckhampton, Cheltenham, GL53 0HE

£635,000 Freehold

An extended, 3 double bedroom, red brick family home with a large garden and off-road parking.

PERIOD SEMI DETACHED HOUSE • reception hall • cloakroom • living room • dining room • kitchen • 3 double bedrooms • 3 bath/shower rooms • large garden • driveway providing off road parking

## Description

Located within the heart of Leckhampton, just a stone's throw from the 'oustanding' Leckhampton Primary School, Burrow's Playing Field, and Leckhampton Hill. This handsome, extended, 3 bedroom, family home is arranged over 3 floors with an open outlook across the allotments. The well presented accommodation includes a reception hall; characterful living room with feature log burner and bay window to the front aspect; a separate dining room enjoying views across the rear garden; and a homely kitchen with a traditional quarry tiled floor, bespoke fitted cupboards, ample worktops, 'Belfast' sink and larder space. On the first floor, there are 2 double bedrooms (the master with en suite shower room), and a luxurious family bathroom with wooden flooring and feature fireplace. On the second floor, there is a further double bedroom with 2 'Velux' windows, and an additional en suite shower room. Externally, to the front of the property, is a driveway with gated side access to the good size, private rear garden which is mainly laid to lawn with a paved patio area and a variety of mature trees and shrubs.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity**

Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





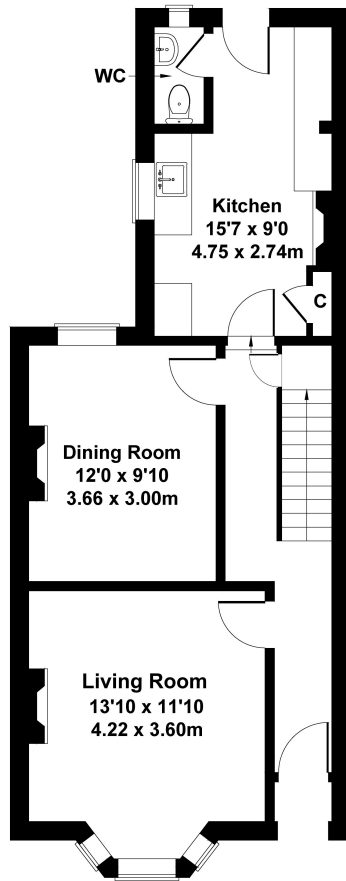
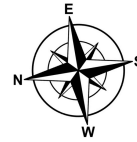


### Situation

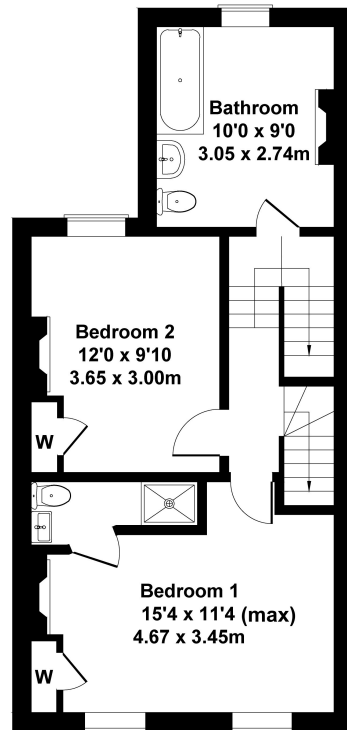
Situated towards Leckhampton Hill and glorious countryside walks, also close to the vibrant Bath Road, offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Leckhampton and Naunton Park Primaries. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 34 Hall Road

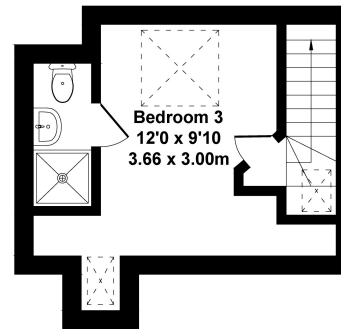
Approximate Gross Internal Area  
1259 sq ft - 117 sq m



GROUND FLOOR

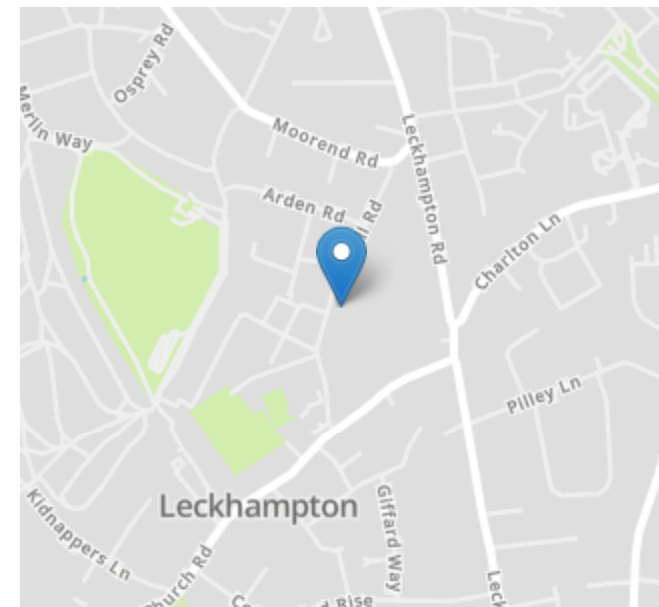


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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