



Leckhampton

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ESTATE AGENTS

Leckhampton

Upper Norwood Street, Cheltenham, GL53 0DU

£450,000 Freehold

A beautifully presented period, 2 double bedroom, town house with garage, situated within this sought after location in Leckhampton.

GARAGE • entrance hall • living/dining room • kitchen • 2 double bedrooms • loft area • spacious bathroom • southwest facing garden • sought after location

Description

A super opportunity to purchase this much loved home, full of characterful charm, and conveniently situated within a short walk of the ever popular Bath Road with all its excellent amenities. The accommodation offers a welcoming entrance hallway, living room with feature fireplace, opening into the dining room with a wood-burning stove and bi-folding doors to the attractive rear garden, and a kitchen with a range of units and useful pantry. The generous modern bathroom has a separate double shower cubicle, Karndean flooring and is situated on the mezzanine landing. There are 2 double bedrooms on the first floor, the principal bedroom has a staircase leading to the loft area which has previously been used as an office and is currently a hobby space. The southwest facing rear courtyard is laid to patio with a delightful seating space under the well situated pergola. There is side access to the rear lane which leads to the good size garage having power and lighting. The property also benefits from high ceilings, ornate cornicing, gas central heating, and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band C.** **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.



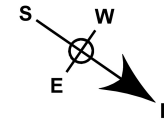


Situation

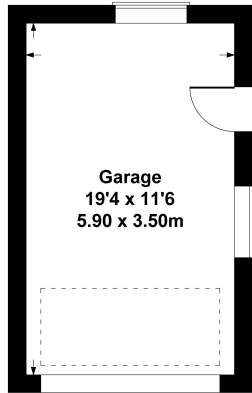
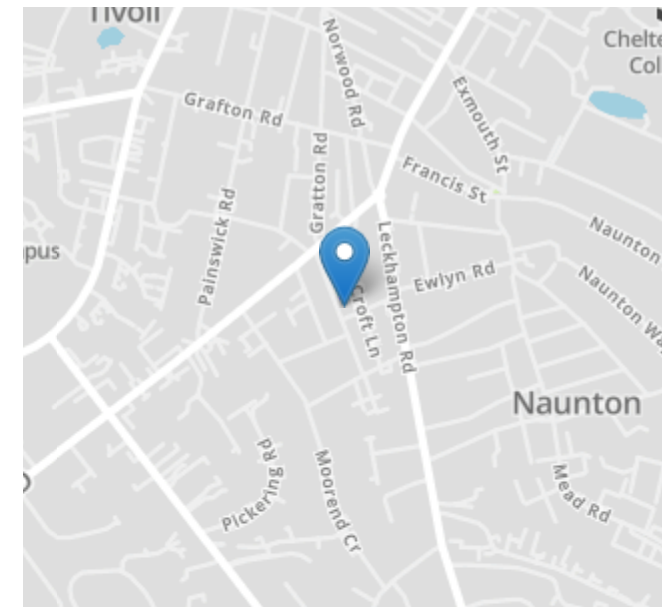
Situated towards Leckhampton Hill and glorious countryside walks, also close to Bath Road with excellent shops, cafes and pubs. Nearby are some of Cheltenham's best schools including Leckhampton Primary, Naunton Park Primary and Leckhampton High School. Cheltenham is a vibrant Regency town, best known 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.

51 Upper Norwood St

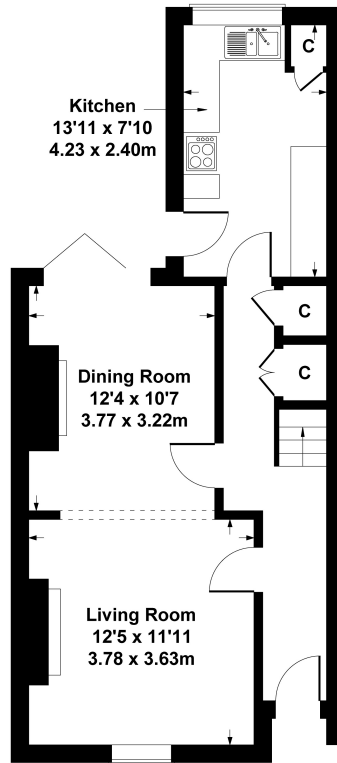
Approximate Gross Internal Area
1464 sq ft - 136 sq m



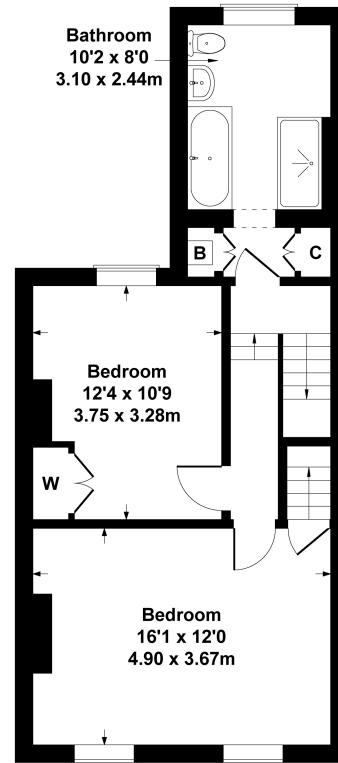
----- Reduced Headroom (1.5m)



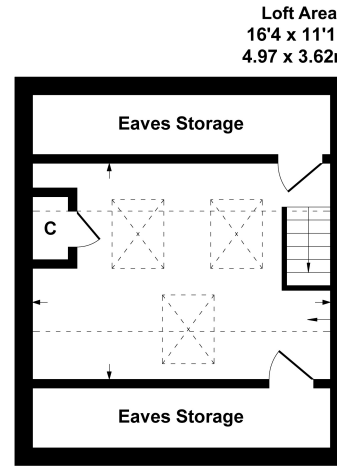
GARAGE
(Location/Orientation Of
Garage Not Accurate)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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