



Leighton Road

Leighton Road

Cheltenham, GL52 6BD

£535,000 Freehold

An extended, and beautifully presented, 3 bedroom town house, situated in this sought after location close to the town centre.

Reception hall • bay fronted living room • dining room • kitchen/breakfast room • lower ground floor room • 3 bedrooms • impressive bathroom • town garden • gas central heating

Description

An attractive bay fronted, period, town house which has been upgraded and extended creating a stylish family home. The very well presented accommodation includes a reception hall, living room with feature wood burner, dining room, and a kitchen breakfast room with integrated appliances and bi-folding doors opening out to the rear. On the lower ground floor is a home office/snug which, with the relevant building regulations, could create a 4th Bedroom. Upstairs, there are 3 bedrooms and a generous bathroom with bath and shower enclosure. Outside, there is a small frontage and manageable town garden at the rear. The property further benefits from gas central heating and still retains a number of character features.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **Agents Note** This property has been underpinned due a section of subsidence at the rear.

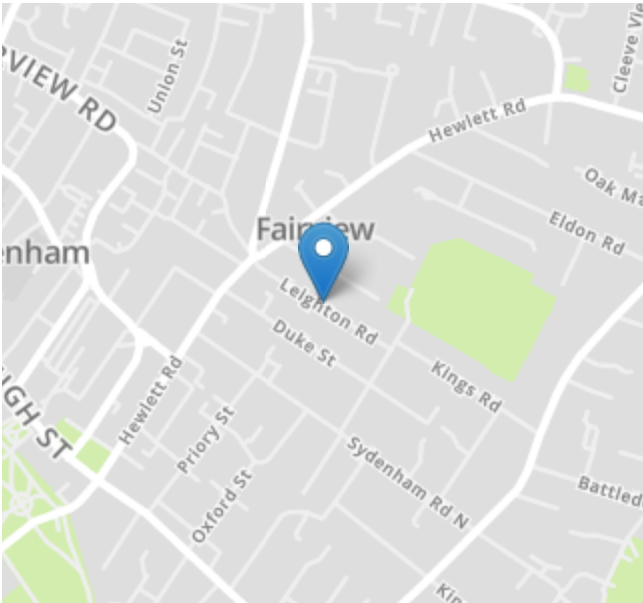
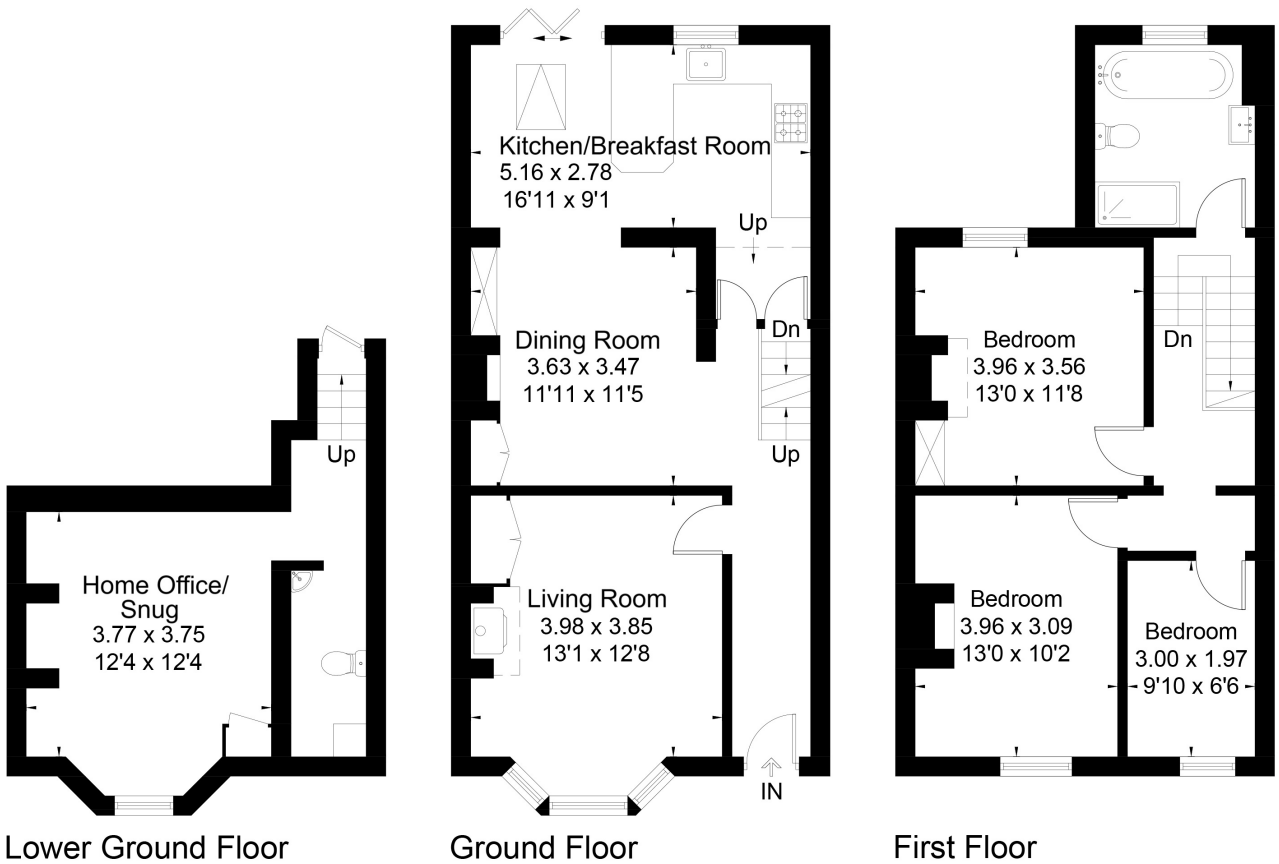




Situation


Leighton Road is just a short walk from the town centre, Sandford Park, and the Lido. 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, and literature festivals currently held in Imperial Gardens.

Approximate Floor Area = 129 sq m / 1388 sq ft



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

EU Directive 2002/91/EC



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83977

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