



Leckhampton

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ESTATE AGENTS

Leckhampton

Hermitage Street, Cheltenham, GL53 7NX

£495,000 Freehold

An extended 3 bedroom town House with a lovely garden, situated in this prime location just off Bath Road.

EXTENDED FAMILY HOUSE • Reception hall • living room • magnificent kitchen/dining/family room • utility room • cloakroom • 3 bedrooms • stylish bathroom • mature rear garden • underfloor heating & double glazing • close to good schools & amenities

Description

An attractive period town house which has been sympathetically extended and upgraded by the current vendor, creating stylish living space throughout. This delightful home is situated within a sought after location, just a stone's throw from the bustling Bath Road with all its excellent amenities and good local schools. The beautifully presented accommodation includes a welcoming reception hallway, generous living room with window to front aspect having bespoke shutters, and an impressive L-shaped kitchen/dining/family room with 2 skylights and full width sliding doors giving plenty of light and opening into the much loved rear garden. There is also a separate utility room and downstairs cloakroom. Upstairs, there are 3 generous bedrooms and a luxurious family bathroom with independent shower enclosure. Outside, there is a small frontage and a lovely landscaped rear garden, laid mainly to lawn with a good size patio, ideal for outdoor dining. This property further benefits from underfloor heating and double glazing throughout.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C . **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating (underfloor). **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





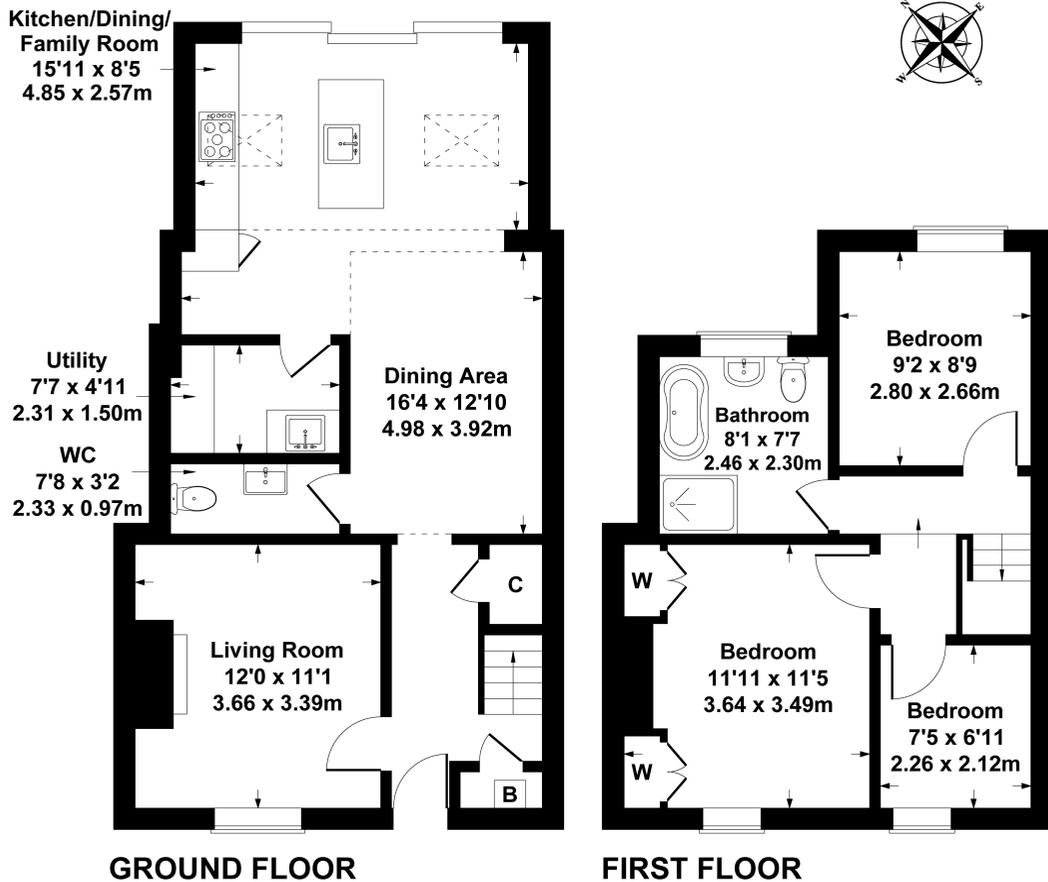
Situation

Situated 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 Naunton Park Primary and Leckhampton Primary. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

2 Hermitage St

Approximate Gross Internal Area

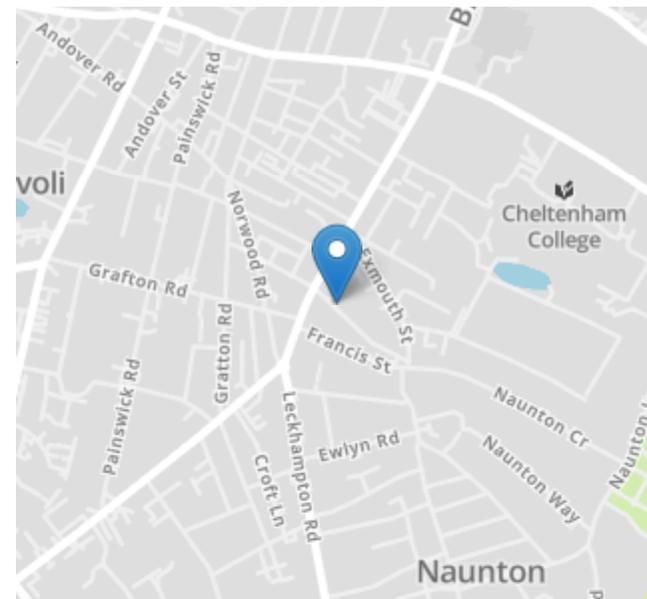
House : 990 sq ft - 92 sq m



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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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