



Tel: 01242 676767

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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

27, Everest Road  
Leckhampton GL53 9LQ

**£450,000**



REDUCED



\* NO CHAIN \* Set in a highly sought after location on the lower slopes of Leckhampton Hill is this extended, three bedroom semi-detached house. The property enjoys lovely views to Leckhampton Hill and offers spacious well planned living accommodation with generous lounge, Dining/family room and fitted kitchen. On the first floor there is a modern shower room and three good size bedrooms. To the exterior there is a driveway for 4 vehicles leading to a carport and garage. There is an attractive enclosed south facing rear garden.

The property is situated in an attractive location being convenient to local parks, walks onto the hill, East Glos tennis club, Old Patesians rugby club and the highly regarded infants and junior schools of Richard Pates, Leckhampton primary and the new Leckhampton high school. The Bath Road with its many pavement cafes, delicatessen, butchers, shops, restaurants and public houses is also nearby.

Entrance hall with double doors to lounge: bay window to front aspect, inset contemporary log flame effect fire, doors to dining/family room, kitchen and stairs to first floor living accommodation. Dining/family room: window to side aspect, double glazed sliding door to patio and rear garden with lovely views to Leckhampton Hill. Kitchen: fitted with a matching range of storage units with built-in fan assisted oven, gas hob and extractor hood, underslung sink unit with drainage groves, granite work tops, appliance space and built in larder.

On the first floor: landing, trap to loft space and doors to airing cupboard, shower room and bedrooms one, two and three. Shower room: modern white suite with built in quadrant shower, vanity unit, WC with concealed cistern and chrome heated towel rail. Bedroom one: window to front aspect and built in double wardrobe. Bedroom two: lovely views to Leckhampton Hill and built in double wardrobe. Bedroom three: window to front aspect and built in wardrobe.

Exterior: front garden being laid to lawn and stocked with various flower and shrub borders. A tarmac driveway offering hardstanding for approximately four vehicles leads to a carport and garage. Rear garden: gated side access to rear garden being south facing and enclosed with wooden panel fencing, benefiting from lovely views to Leckhampton Hill, patio area and laid to lawn with various flower and shrub borders, sunblind and garden shed.

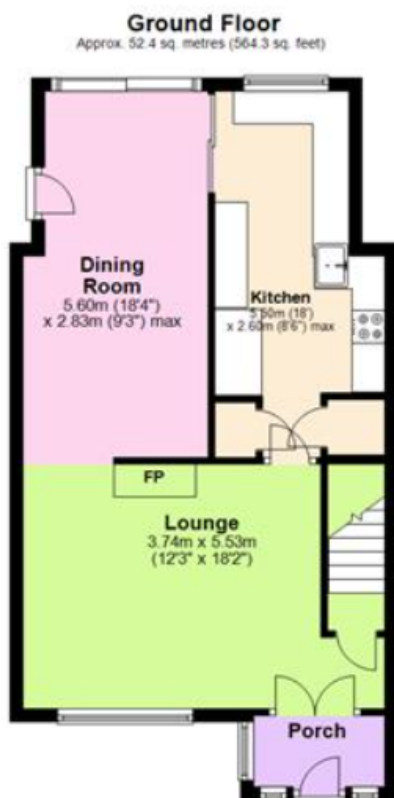
Garage: 15'6 x 8'1











Total area: approx. 88.5 sq. metres (952.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	67	
(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		