



Leckhampton





# Leckhampton

Ewlyn Road, Cheltenham, GL53 7PB

Guide Price £550,000 Freehold

An attractive, red brick, semi detached house with a lovely south facing garden, situated in this sought after location close to the vibrant Bath Road and excellent schools.

NO ONWARD CHAIN • reception hall • living room • dining room • kitchen • family room • 2 double bedrooms • 2 bath/shower rooms • loft room • cellar • south facing garden • summer house • gas central heating • close to excellent schools & amenities

## Description

A traditional, bay fronted, semi detached house, offering versatile living space with potential to remodel and improve. The well cared for accommodation includes a reception hall, bay fronted living room with feature fireplace, dining room, kitchen with a range of appliances, family room, and a ground floor shower room. Upstairs, there are 2 good size double bedrooms, bathroom, and a loft room (accessed via a loft ladder and not to building regulations) which could create an additional bedroom with the relevant consents. Outside, there is a wrought iron railed frontage, gated side access, and a lovely south facing garden with summerhouse. There is also an unconverted cellar accessed externally. The property further benefits from gas central heating and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.



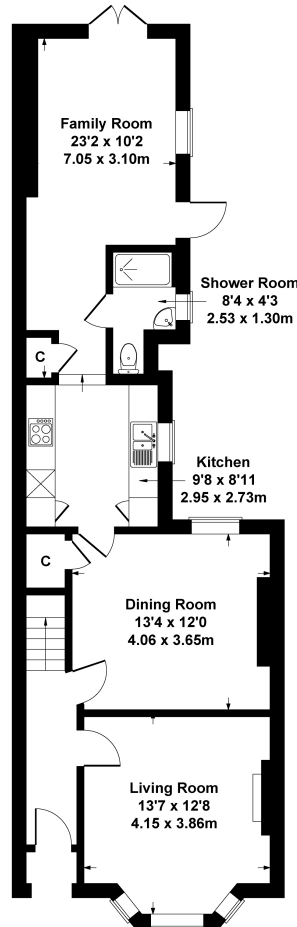


### Situation

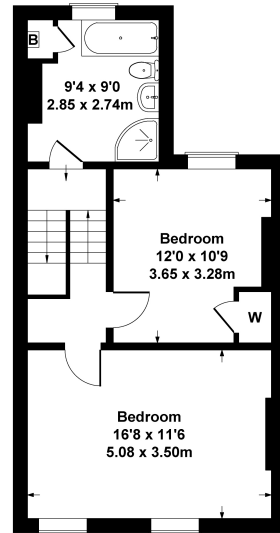
A lovely residential location, close to Naunton Park Rose Gardens, excellent schools, and Bath Road offering a variety of shops, bars and cafes. Cheltenham is a Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 9 Ewlyn Rd

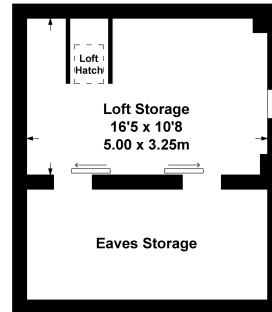
Approximate Gross Internal Area  
1216 sq ft - 113 sq m  
(Excluded Basement & Second Floor)



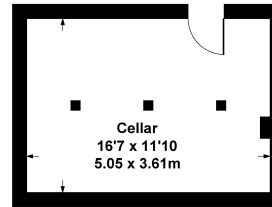
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT



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. 2024



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>		78
(55-68) <b>D</b>	57	
(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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