



**Leckhampton Hill  
Cheltenham  
Gloucestershire  
GL53 9QW**

**Offers in Excess of £806,000**

**bettermove**

# Cheltenham

Bettermove are proud to present this 5 bedroom end of terrace house in Leckhampton Hill.

The property benefits from double glazing, oil central heating throughout and has off street parking available via the driveway and double garage. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, conservatory, dining room, fitted kitchen and 4 bedrooms on the ground floor. The first floor consists of the master bedrooms and an ensuite bathroom. The exterior boasts a private rear south facing garden, perfect for enjoying the summer months.

Located in the popular area of Leckhampton Hill bordering Cotswold way, 3 miles from Gloucester City Centre. Excellent transport connections can be found from the A436, Cheltenham Spa Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

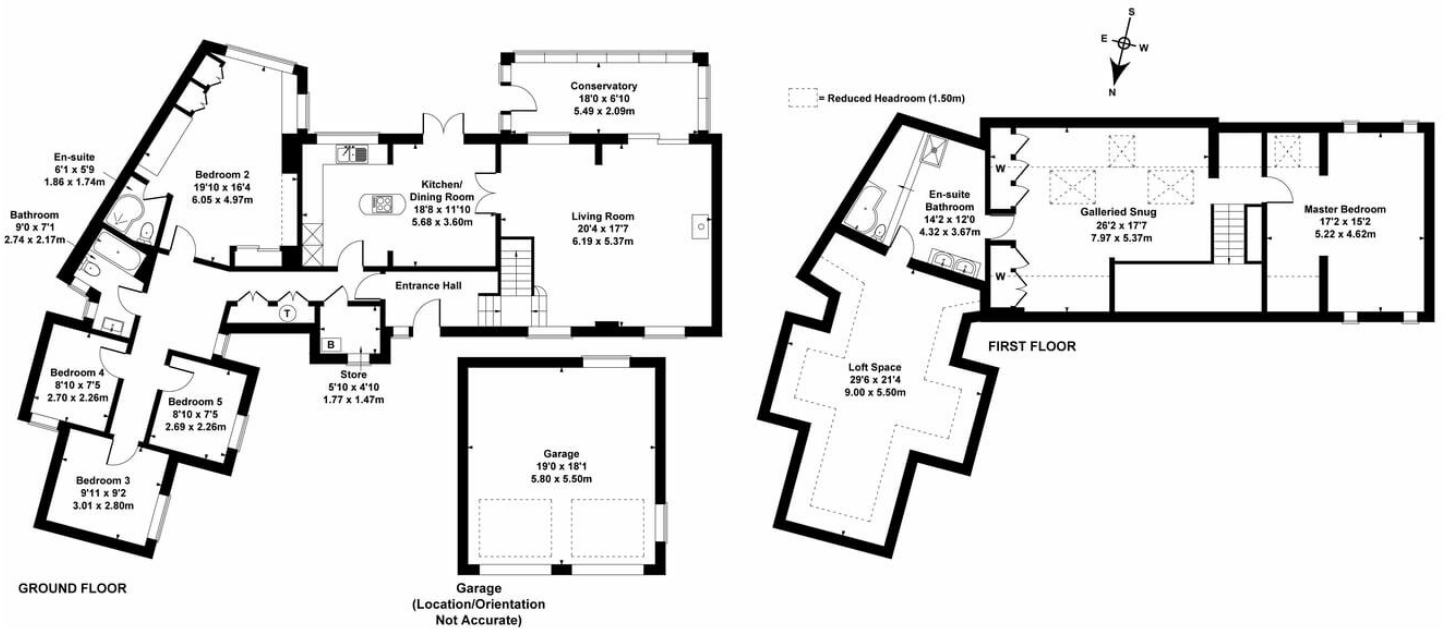
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



**9 Salterley Grange**  
 Approximate Gross Internal Area  
 3154 sq ft - 293 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. 2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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