

Leckhampton



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ESTATE AGENTS

# Leckhampton

## Naunton Crescent, Leckhampton, Cheltenham, GL53 7BD

### £415,000 Freehold

An upgraded and extended 2 bedroom, end of terrace, town house, situated in this highly sought after location close to the vibrant Bath Road.

NO ONWARD CHAIN • living room • kitchen/dining room • utility room • 2 double bedrooms • 2 bath/shower rooms • courtyard garden • garden pedestrian rear access • gas central heating & double glazing

#### Description

A beautifully presented town house which has been thoughtfully remodelled, creating a stylish home in this highly regarded road. The accommodation includes a living room with feature exposed brick fireplace; a kitchen/dining room with a movable island, range of quality integrated appliances, and double doors to the rear; a utility room; and ground floor shower room. Upstairs, there are 2 generous double bedrooms and a luxury bathroom with shower over the bath. Outside, there is an enclosed frontage and a private courtyard garden at the rear with secure pedestrian gated access. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

#### Further Information:

Local Authority Cheltenham Borough Council. **Tax Band C. Electricity**

Mains. Water Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





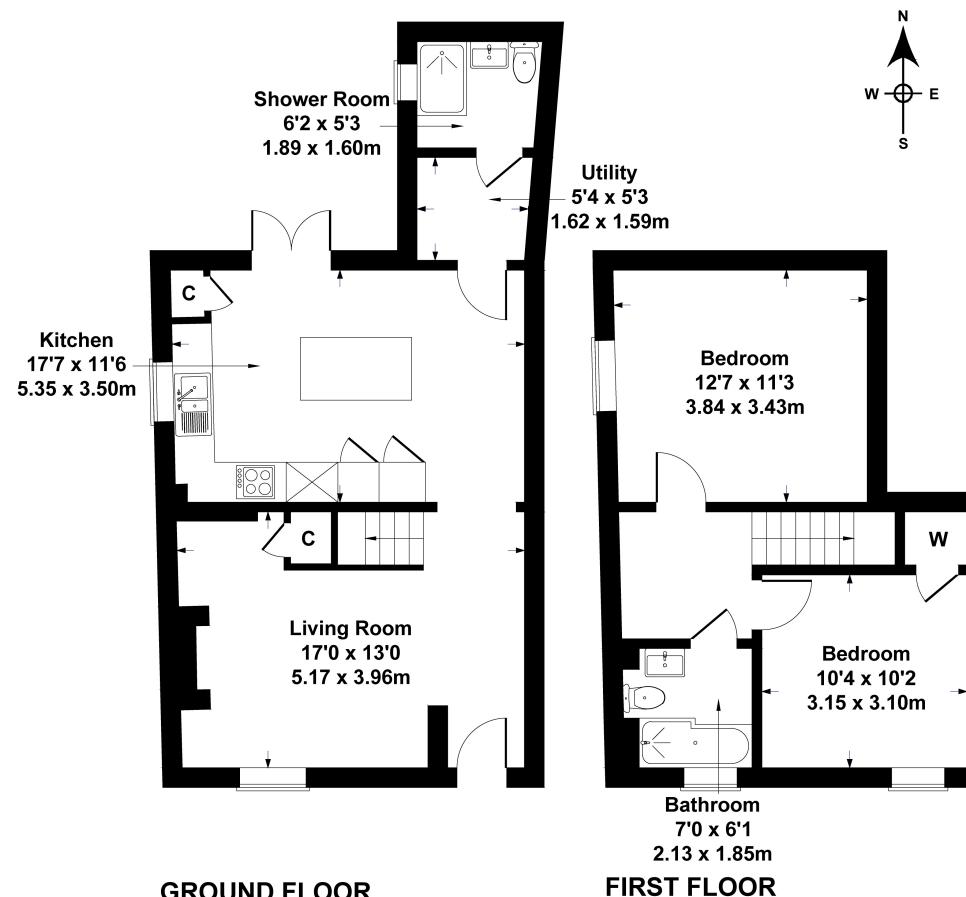
### Situation

Situated towards Leckhampton Hill and glorious countryside walks, also 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.

# 1 Naunton Crescent

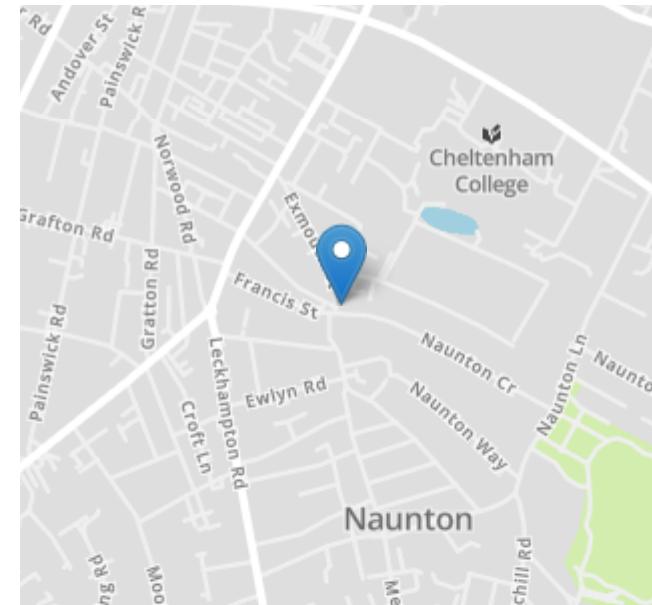
Approximate Gross Internal Area

850 sq ft - 79 sq m



Produced by Potterplans Ltd. 2024

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		