



Leckhampton

 Nick
GRIFFITHS
ESTATE AGENTS

Leckhampton

Pilley Lane, Leckhampton, Cheltenham, GL53 9ER

£385,000 Freehold

A beautifully presented period town house, situated in this popular location close to excellent primary and secondary schools.

Living/dining room • kitchen/breakfast room • downstairs cloakroom • 2 double bedrooms • gas central heating • double glazing • garden • brick built shed/tool store • bathroom

Description

A charming 2 bedroom, period, terrace town house with a lovely garden, in this highly sought after location. The accommodation includes an enclosed entrance porch, open plan living/dining room with feature wood burner and fireplace, a magnificent kitchen/breakfast room with double doors to the rear garden, a downstairs cloakroom, 2 double bedrooms, and a stylish bathroom. Outside, there is a small enclosed frontage, and a mature landscaped rear garden with a brick built shed/tool store. The property further benefits from gas central heating, double glazing, and a new roof on the main section of the property (which was replaced in April 2025).

Further Information:

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

Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTC connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

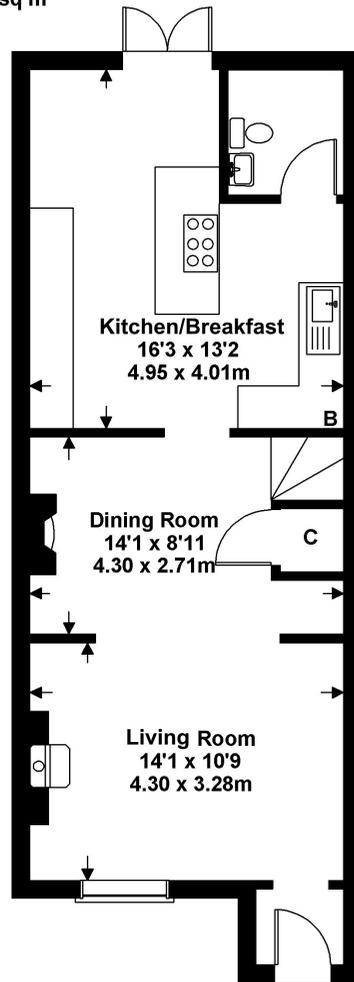
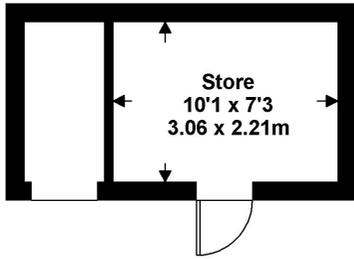




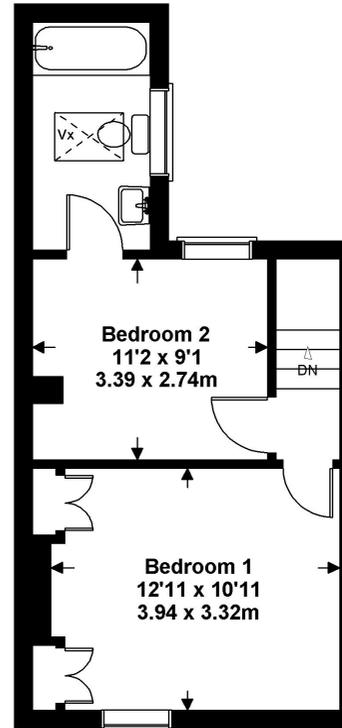
Situation

Pilley Lane is conveniently situated just a short distance from the vibrant Bath Road, offering a range of excellent shops, cafes and pubs. Also nearby are some of Cheltenham's best primary and secondary schools. 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.

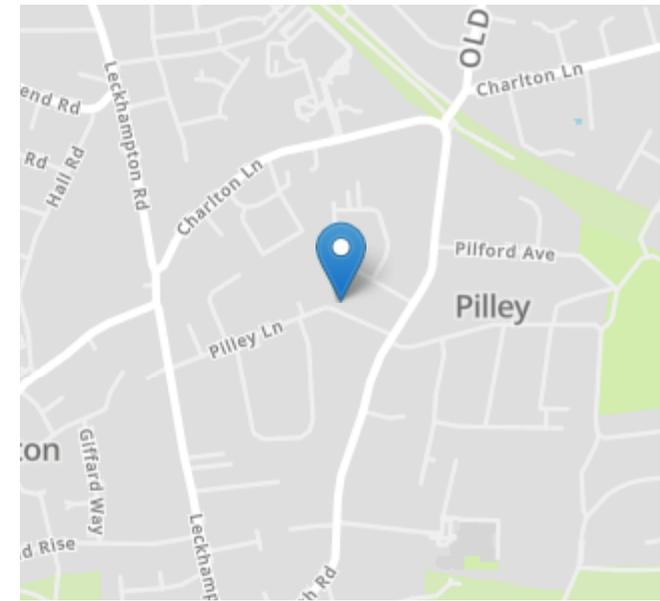
Approximate gross internal area 870 sq ft - 80 sq m
excluding outbuildings



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		86
B		
(69-80)		
C		
(55-68)	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

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.