



Leckhampton



Leckhampton

Gordon Road, Cheltenham, GL53 0ES

£535,000 Freehold

A beautifully presented, extended, characterful home offering versatile accommodation and a much loved south facing rear garden.

QUIET NO-THROUGH ROAD • period semi-detached house • characterful living room • separate dining room • impressive kitchen/dining/family room • 2 double bedrooms • family bathroom and cloakroom • loft room • pretty south facing garden • walking distance to 'Outstanding' primary school

Description

A charming, sympathetically extended, semi-detached, characterful home, tucked away within this quiet no-through road in Leckhampton. This elegant home is ideally situated within walking distance of the 'Outstanding' Leckhampton primary school and local shopping facilities. Spanning c.1335 sq.ft, the property is deceptively spacious and set over 3 floors. The house is entered via a reception hall, the formal living room with attractive period fireplace looks onto the front aspect, and the versatile separate dining room could also be used as a home office, snug or playroom. To the rear of the house, designed to overlook the garden, is the well appointed kitchen/dining/family room with built-in appliances and bi-folding doors. On the first floor, there are 2 double bedrooms and a spacious family bathroom with separate shower enclosure. Further stairs lead to the loft room with velux window. The garden is a particular feature of this aspirational property with side access, enjoying a southerly aspect with paved patio, raised deck, planted borders and raised beds offering an ideal space for outside dining. Cheltenham Borough Council Tax Band C (£1754.91 - 2022/23).

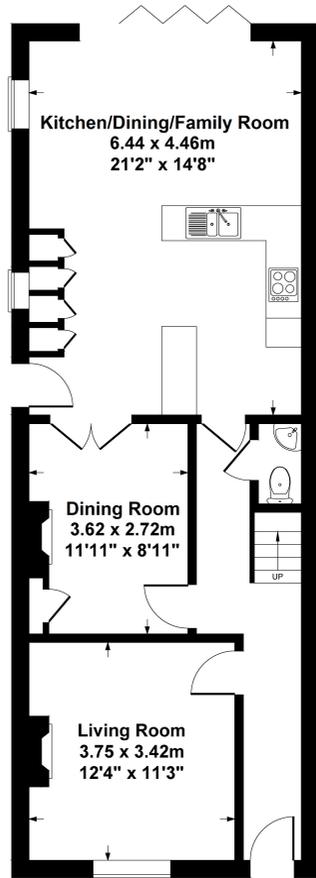




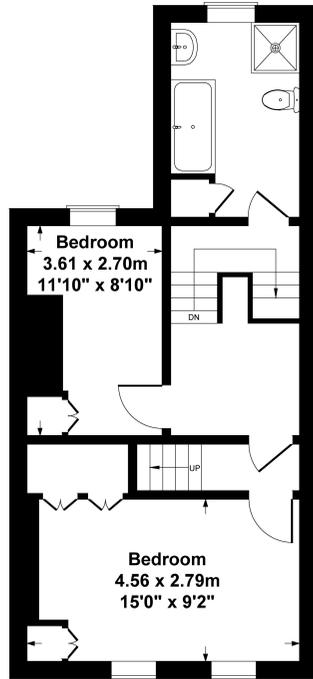
Situation

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 Leckhampton Primary and Naunton Park Primary. Cheltenham is a vibrant 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.

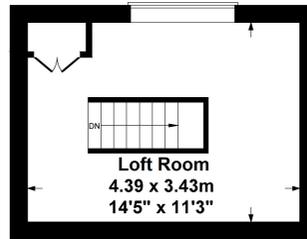
Approximate Gross Internal Area
124 sq. metres (1335 sq. feet)



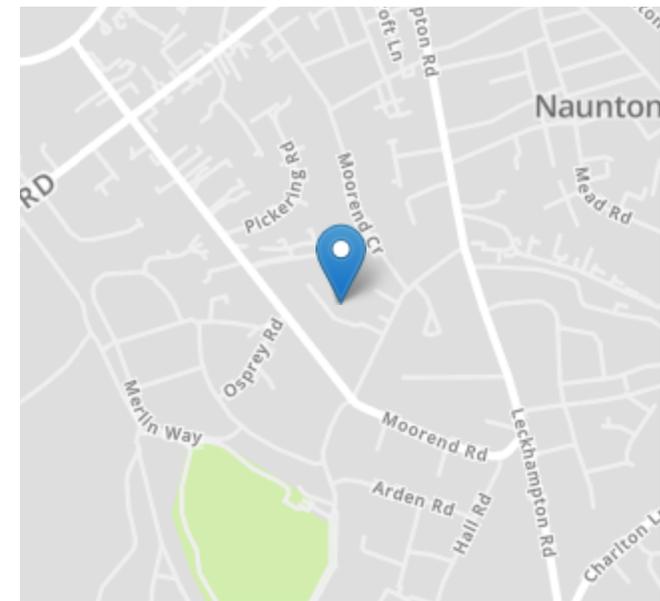
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (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

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