

Approximate Gross Internal Area = 135.3 sq m / 1456 sq ft
 Store / Wood Store = 14.5 sq m / 156 sq ft
 Total = 149.8 sq m / 1612 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Errington Smith Sales & Lettings



36 Hall Road, Leckhampton, Cheltenham, Gloucestershire
 GL53 0HE

A greatly extended and much improved three-bedroom bay fronted semi-detached family house offering marvellous far-reaching views to the front and rear, including those over allotments and to Leckhampton Hill.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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A greatly extended and much improved three-bedroom bay fronted semi-detached family house offering marvellous far-reaching views to the front and rear, including those over allotments and to Leckhampton Hill. It is located within walking distance of highly sought-after schools, a local shop and countryside walks. Its accommodation, offered in good decorative order, comprises on the ground floor: an entrance hall, a cloakroom, a utility room, and marvellous open plan living space that provides a living room with a log burning stove, a family room, a splendid modern fitted kitchen with polished concrete flooring and a dining room with bi-folding doors leading into the rear garden. Above there are three double bedrooms over two floors including one with a shower and wash hand basin and a luxurious family bathroom. Further benefits of this impressive property include attractive parquet flooring to the living and family rooms, gas fired central heating, double-glazing, off-road parking and a generously sized wooden store within the landscaped rear garden. Further scope for enlargement, see planning reference 19/00878/FUL, to create a shower room and an additional bedroom. Council tax band E.



Directions

Leave Cheltenham via the Bath Road (A46) and at the roundabout proceed straight on into Leckhampton Road. Take the second of two turnings on the right into Moorend Road and then immediately left into Hall Road. The property can be found on the left hand side.

Price:

£700,000

Tenure:

Freehold

Contact:

Nigel Errington-Smith