



Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Leckhampton

Moorend Crescent, Cheltenham, GL53 0EJ

£450,000 Freehold

An extended, 2 bedroom, period town house with a southwesterly facing rear garden, situated in this highly sought after location.

NO ONWARD CHAIN • entrance hall • living room • family room • kitchen/dining room • 2 bedrooms • upstairs bathroom • 2 cellar rooms • southwest facing garden • walking distance of 'Outstanding' Leckhampton High School

## Description

Set in the popular Moorend Crescent is this well-proportioned, 2 bedroom, terraced house with 2 cellar rooms and a south westerly facing enclosed rear garden. This property is conveniently located a short stroll from the bustling Bath Road with all its excellent amenities. The welcoming accommodation includes entrance hall, living room, open plan family room with feature fireplace, dining area with a vaulted ceiling and skylights, and a couple of steps down into the kitchen. On the first floor, there are 2 bedrooms, the principal bedroom having 'Sharps' installed built-in wardrobes across one wall, and a family bathroom with Karndean flooring. Outside, there is a low maintenance enclosed rear garden laid to patio and slate chippings with a side passageway providing useful storage and access to the front of the property. Further benefits include gas central heating, double glazing, and no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Superfast connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



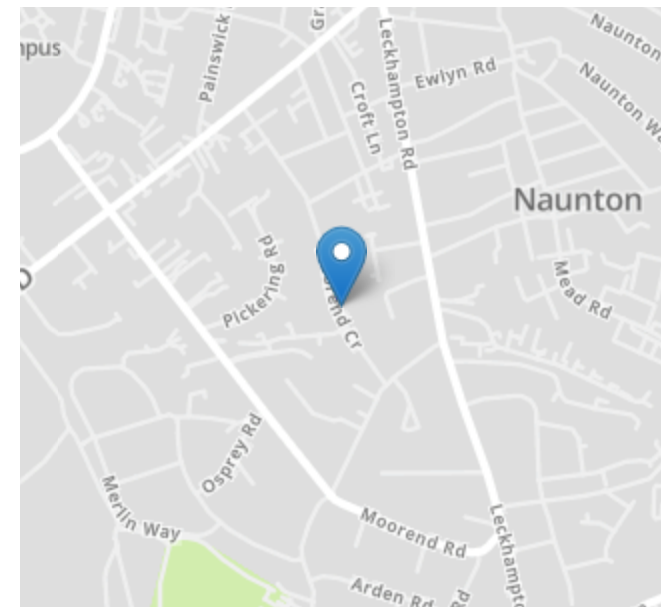
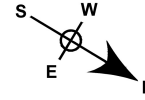
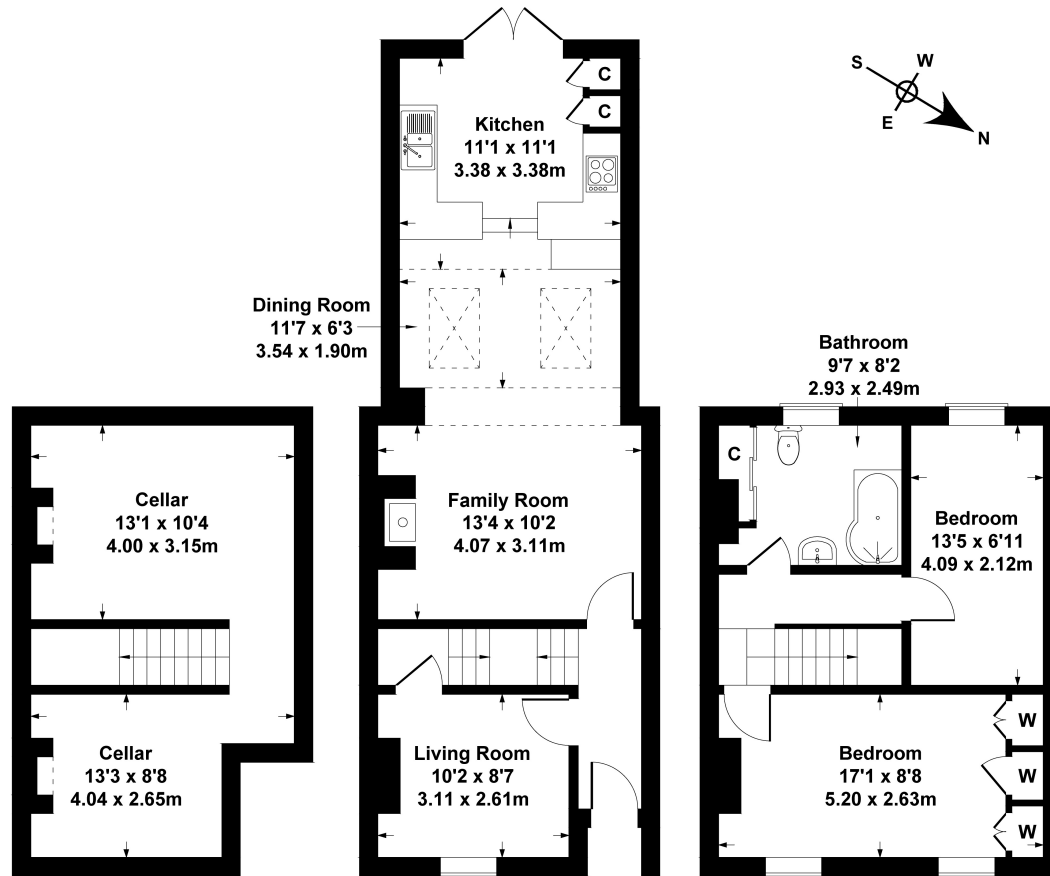


### Situation

Situated towards Leckhampton Hill and glorious countryside walks, also close to Bath Road with excellent shops, cafes and pubs. Nearby are some of Cheltenham's best schools including Leckhampton Primary, Naunton Park Primary and Leckhampton High School. 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.

# 59 Moorend Crescent

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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.