



Leckhampton

 Nick
GRIFFITHS
ESTATE AGENTS

Leckhampton

Short Street, Cheltenham, GL53 0DY

£465,000 Freehold

A 3 bedroom period, end of terrace, town house with a good size rear garden, situated in this highly sought after location.

NO ONWARD CHAIN • versatile accommodation • entrance hall • living room • family/dining room • downstairs refitted bathroom • kitchen • 3 bedrooms • loft room • good size rear garden • walking distance to 'Outstanding' High School Leckhampton

Description

Set within the popular Short Street, this well-proportioned 3 bedroom end of terrace house is arranged over 3 floors, and offered for sale with no onward chain. The accommodation includes entrance hallway, living room to the front with feature wood burning stove, separate family/dining room with ornate feature fireplace, an attractive newly fitted bathroom, and a fitted kitchen with matching white units, built-in oven with hob, and pedestrian door to the rear garden. On the first floor, there are 3 bedrooms, the generous principal bedroom having dual windows to the front aspect. On the second floor, there is a loft room offering potential scope for further development (subject to the necessary building and planning regulations), currently with restricted head height. Outside, there is a low maintenance frontage enclosed by walling. The generous rear garden is enclosed and mainly laid to lawn with a good size paved patio area.

Further Information:

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





Situation

Short Street is a highly popular location, just a short walk to the Bath Road shopping area, schools for all ages and beautiful countryside walks. 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.

