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THE CHASE

Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS



# Leckhampton

Pilford Avenue, Leckhampton, Cheltenham, GL53 9EH

£799,950 Freehold

A beautifully presented 4 bedroom semi detached house situated in this quiet private road close to excellent schools.

CLOSE TO EXCELLENT SCHOOLS • reception hall • living room • magnificent kitchen/dining/family room • 4 bedrooms • 2 bath/shower rooms • garden • driveway • lovely views • gas central heating

## Description

An attractive property, which has been re-modelled and upgraded, creating stylish family living space in this highly sought after location. The very well presented accommodation includes a reception hall, living room with feature fire place and box bay window, and an open plan kitchen/dining/family room with a range of quality integrated appliances and doors opening out to the rear garden. Upstairs, there are 3 bedrooms and a family bathroom on the first floor, and a further bedroom and shower room on the second floor. The bedrooms at the rear enjoy lovely far reaching views of the surrounding countryside. Outside there is a driveway providing parking for 2-3 cars, and an enclosed rear garden with lawn and seating areas.

## Further Information:

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





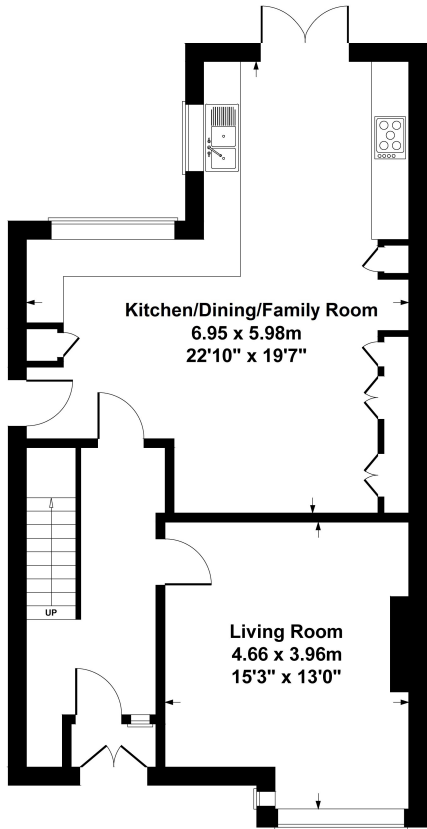


### **Situation**

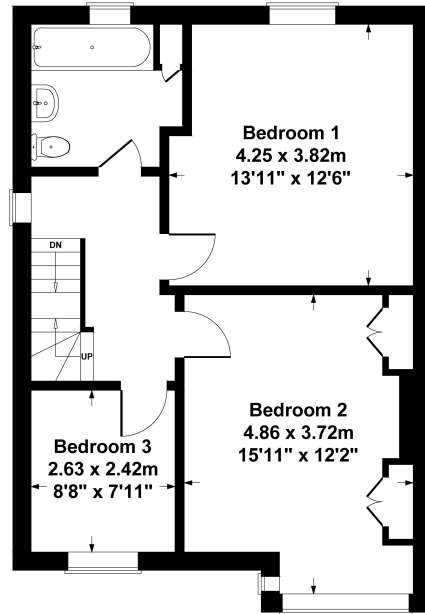
Situated just off Old Bath Road, at the foot of Leckhampton Hill, close to glorious countryside, and within a short distance of the lively Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools, including Naunton Park and Leckhampton 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.



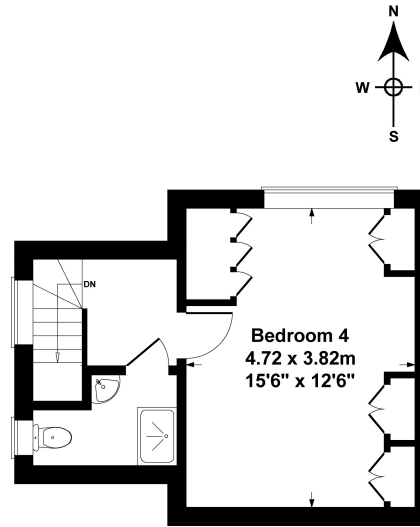
Approximate Gross Internal Area  
1572 sq. feet (146 sq. metres)



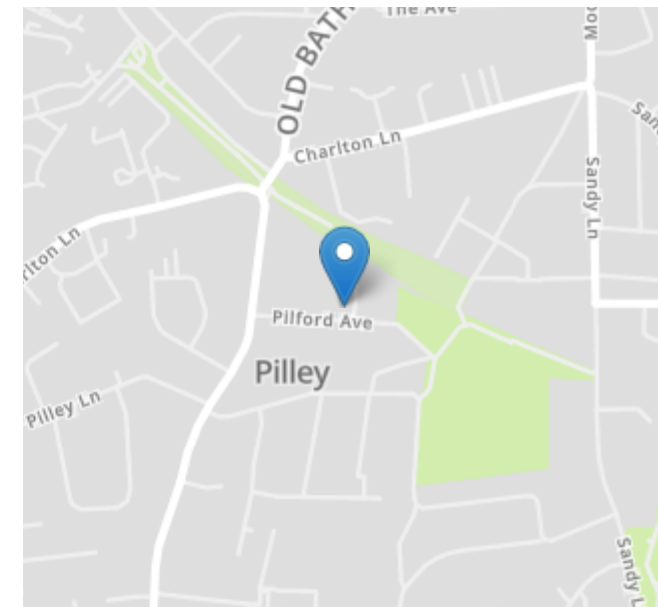
Ground Floor



First Floor



Second Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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