

Leckhampton

SOUTHVILLE

 Nick
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ESTATE AGENTS

Leckhampton

Gordon Road, Leckhampton, Cheltenham, GL53 0ES

£585,000 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 & cloakroom • loft room • pretty south facing garden • walking distance of Leckhampton Primary and 'Outstanding' High School Leckhampton

Description

A beautifully presented and 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' High School Leckhampton 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 out to 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.

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.

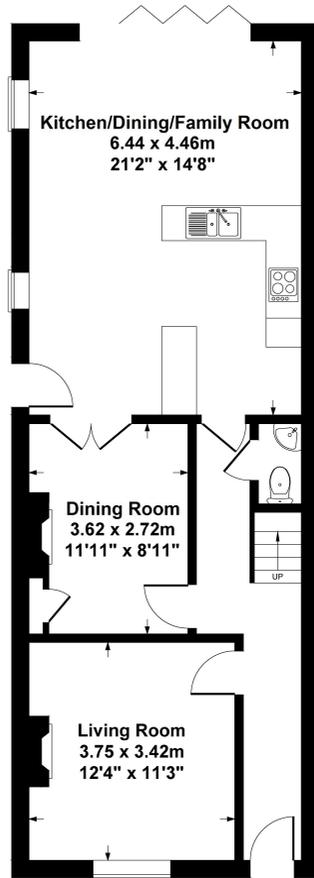




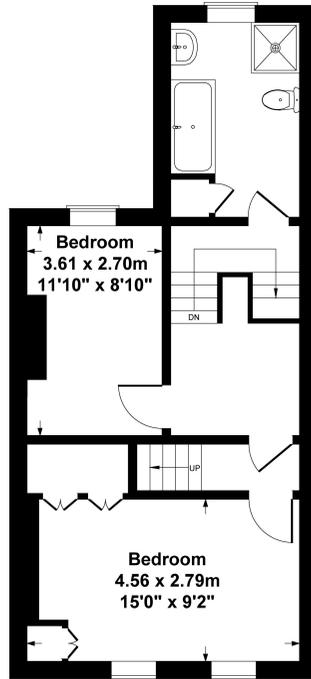
Situation

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

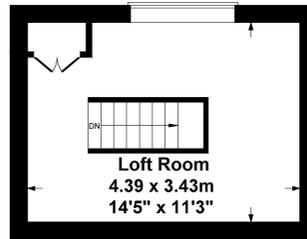
Approximate Gross Internal Area
124 sq. metres (1335 sq. feet)



Ground Floor



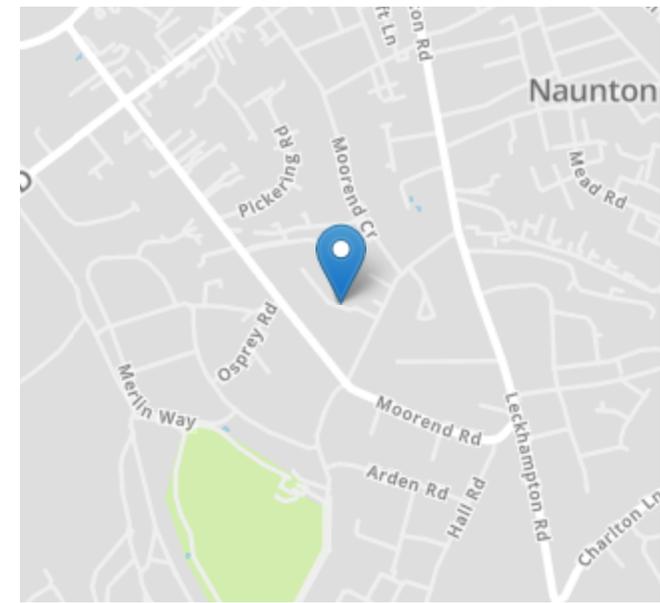
First Floor



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+) 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

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