



Leckhampton

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## Pilley Lane, Leckhampton, Cheltenham, GL53 9ER

### £385,000 Freehold

A beautifully presented period town house, situated in this popular location close to excellent primary and secondary schools.

Living/dining room • kitchen/breakfast room • downstairs cloakroom • 2 double bedrooms • gas central heating • double glazing • garden • brick built shed/tool store • bathroom

#### Description

A charming 2 bedroom, period, terrace town house with a lovely garden, in this highly sought after location. The accommodation includes an enclosed entrance porch, open plan living/dining room with feature wood burner and fireplace, a magnificent kitchen/breakfast room with double doors to the rear garden, a downstairs cloakroom, 2 double bedrooms, and a stylish bathroom. Outside, there is a small enclosed frontage, and a mature landscaped rear garden with a brick built shed/tool store. The property further benefits from gas central heating, double glazing, and a new roof on the main section of the property (which was replaced in April 2025).

#### Further Information:

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

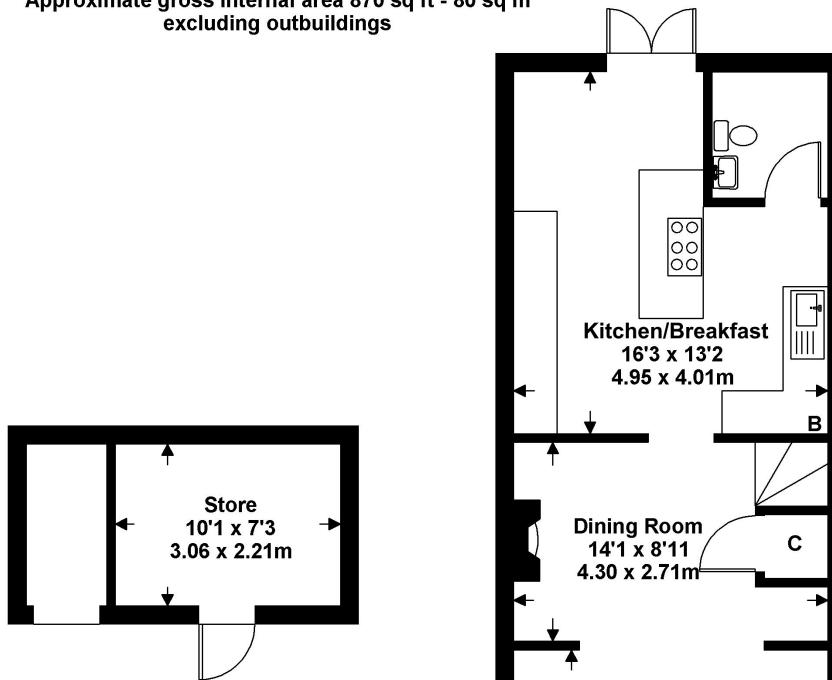




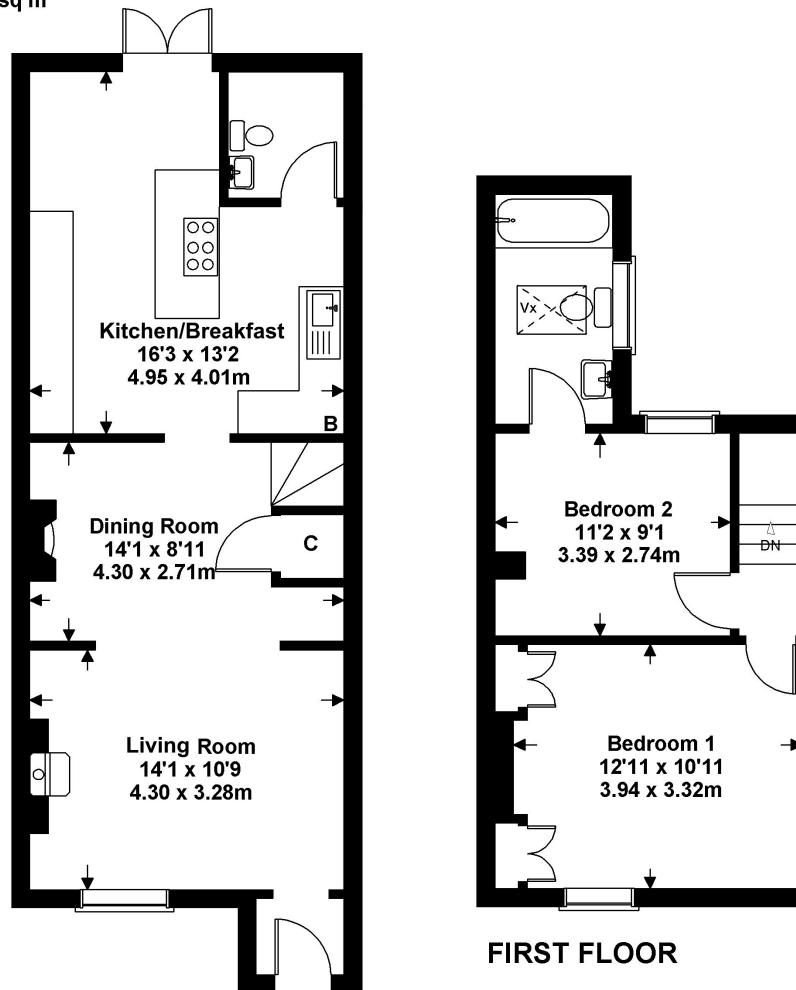
## Situation

Pilley Lane is conveniently situated just a short distance from the vibrant Bath Road, offering a range of excellent shops, cafes and pubs. Also nearby are some of Cheltenham's best primary and secondary schools. 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 870 sq ft - 80 sq m  
excluding outbuildings

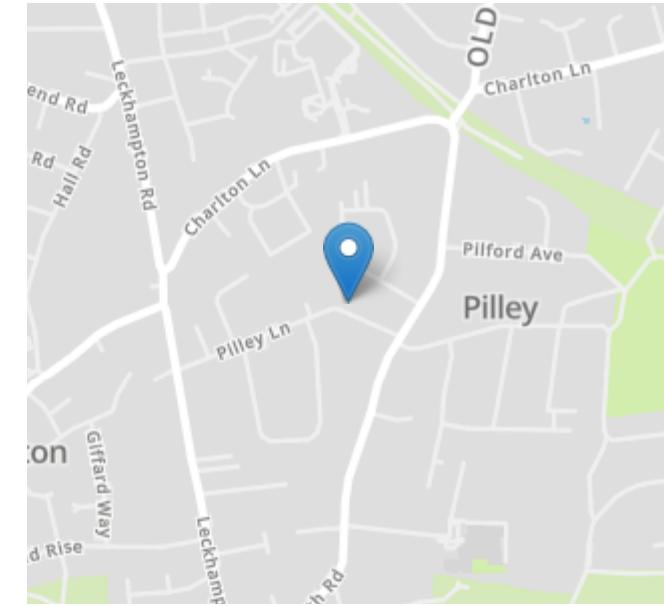


### GROUND FLOOR



**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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC