



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Francis Street, Cheltenham, GL53 7NY

£350,000 Freehold

A delightful 2 bedroom, mid terrace, period town house with a good size south facing rear garden, just a short walk from Bath Road.

47ft SOUTH FACING GARDEN • living room • kitchen/dining room • 2 bedrooms • upstairs bathroom • gas central heating • double glazing • walking distance of sought after schools and good amenities

Description

Located within popular Francis Street, this charming 2 bedroom, mid terrace house is well presented throughout with a good size, south facing garden. The characterful accommodation comprises a living room with a feature open fireplace and staircase to the first floor, and a generous kitchen/dining room with a range of matching units, wooden worktops, ample table space, wood effect flooring, and double door leading to the rear garden. On the first floor, there are 2 good sized bedrooms and a family bathroom. Outside, to the front, is a low maintenance garden enclosed by iron railings. The c.47ft south facing rear garden is laid mainly to lawn with a patio, perfect for outdoor relaxation and dining. This well proportioned home also benefits from gas central heating and double glazing throughout.

Further Information:

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





Situation

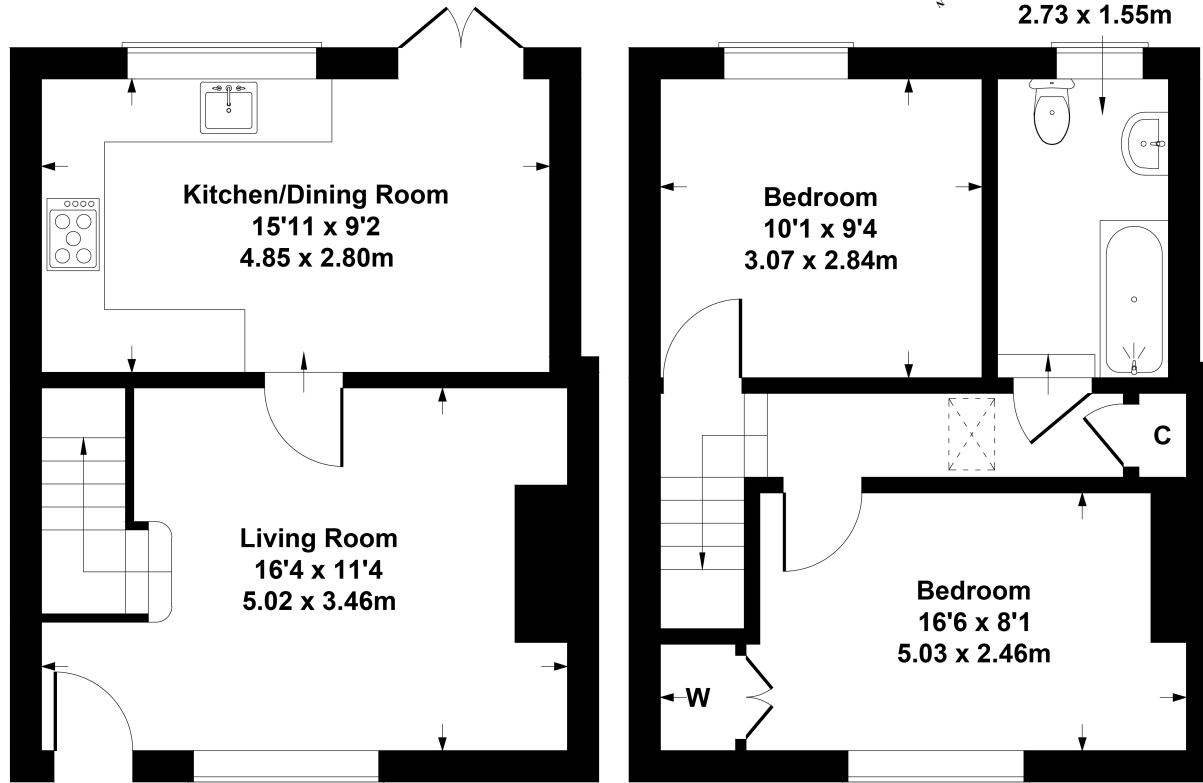
Situated just off Bath Road offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Naunton Park Primary, Leckhampton Primary and The High School Leckhampton. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

18 Francis St

Approximate Gross Internal Area
678 sq ft - 63 sq m



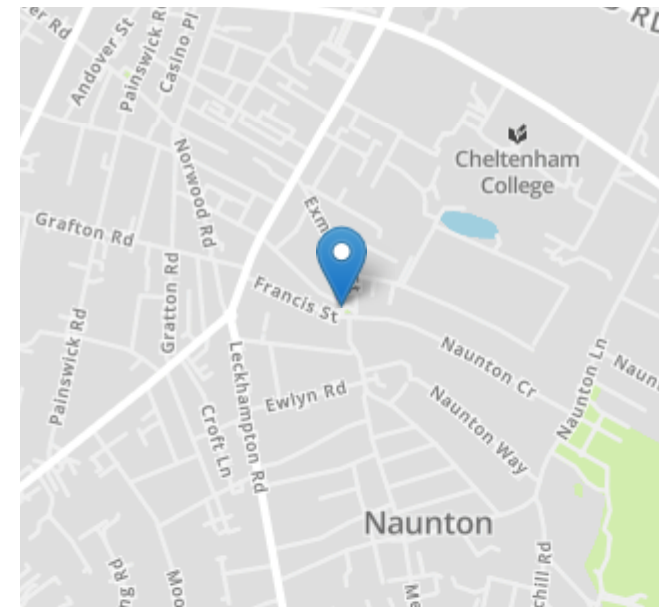
Bathroom
8'11 x 5'1
2.73 x 1.55m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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