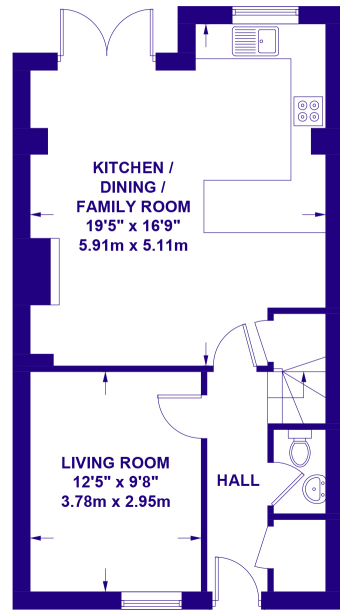
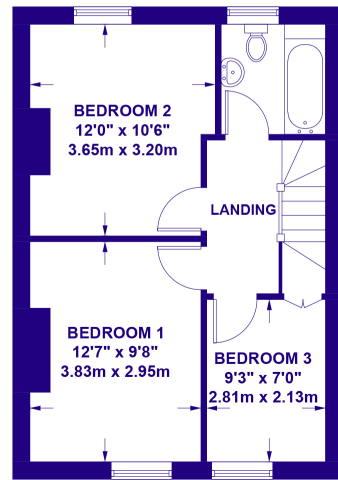


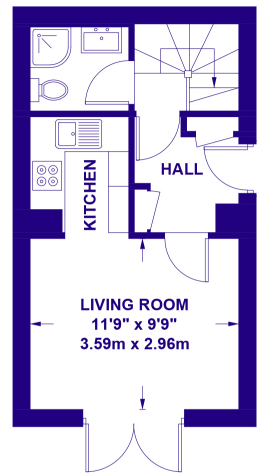
Approximate Gross Internal Area
Main House = 929.0 sq ft / 86.3 sq m
Coach House = 374.2 sq ft / 34.8 sq m
Total = 1303.2 sq ft / 121.1 sq m



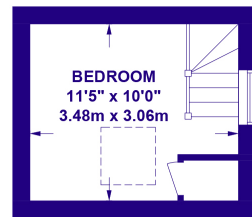
MAIN HOUSE - GROUND FLOOR



MAIN HOUSE - FIRST FLOOR



COACH HOUSE
GROUND FLOOR
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



COACH HOUSE
FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

Disclaimer:

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



21 Upper Norwood Street, Leckhampton, Cheltenham, Gloucestershire GL53 0DT

A beautifully presented and extended three bedroom terrace period property with a wonderful one bedroom Coach House (annexe) to its rear located in a popular residential area within walking distance of the Bath Road and all the cafes and shops it has to offer, good local schools and Montpellier plus the town centre beyond.



**21 Upper Norwood Street, Leckhampton, Cheltenham, Gloucestershire
GL53 0DT**

A beautifully presented and extended three bedroom terrace period property with a wonderful one bedroom Coach House (annexe) to its rear located in a popular residential area within walking distance of the Bath Road and all the cafes and shops it has to offer, good local schools and Montpellier plus the town centre beyond. The spacious accommodation in the main house, offered in very good decorative order, comprises in brief an entrance hallway, downstairs WC, storage cupboard, a good sized living room, a splendid modern fitted kitchen/dining/family room with breakfast bar, a wood burning stove, a utility cupboard and double doors to the rear garden, three bedrooms and a family bathroom. The Coach House, currently run as a successful Airbnb, is located at the rear of the property and offers its own entrance, a good sized living/dining room with French doors out to a patio area, a fully fitted kitchen, a shower room, a double bedroom with storage on the first floor and electric heating. Further benefits of this marvellous accommodation, totalling just over 1300 square feet, include many character features, double glazing, shutters throughout the main house, gas fired central heating and lovely front and rear gardens. Council tax band main house - C. Council tax Coach House - business rates exempt. EPC rating main house - C. EPC rating Coach House - D. Additional information for this property can be accessed via our website.



Directions

Leave Cheltenham via Bath Road. At the roundabout take the second exit onto Shurdington Road and take the first left onto Upper Norwood Street where the property can be found on the left hand side.

Price:

£635,000

Tenure:

Freehold

Contact:

Karen Short

