



NICK GRIFFITH  
For Sale

Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Everest Road, Cheltenham, GL53 9LG

£560,000 Freehold

An extended, bay fronted, semi detached, family house situated within this sought after location with glorious views towards Leckhampton Hill.

NO ONWARD CHAIN • living room • family room • dining room • kitchen/breakfast room • utility • 2 double bedrooms & 3rd small bedroom/nursery/dressing room • two bathrooms • off road parking • approx 100sq ft rear garden • super views to Leckhampton Hill

## Description

A fantastic opportunity to purchase this spacious, 1950s, semi detached, family house with an extended ground floor providing versatile accommodation, and situated in a popular location close to sought after schools, parks and excellent amenities. The light and airy living space includes a reception hall, living room with feature window enjoying views of Leckhampton Hill, additional family room which opens into the dining room with skylight and French doors to the rear garden. The impressive kitchen/breakfast room has an attractive range of matching units, built-in appliances, skylights, further additional French doors, and access to the utility room. On the first floor, there are 3 bedrooms, 2 doubles and 1 small bedroom/nursery/dressing room (originally the bathroom - measuring 6'10"x6'1"). The modern family bathroom is larger than usual as it was formally bedroom 3. There is a resin driveway providing off-road parking to the front of the property. The enclosed c.100ft rear garden has a raised deck, ideal for outdoor dining, with steps down to a well tended, shaped lawn. Cheltenham Borough Council - Tax Band D.



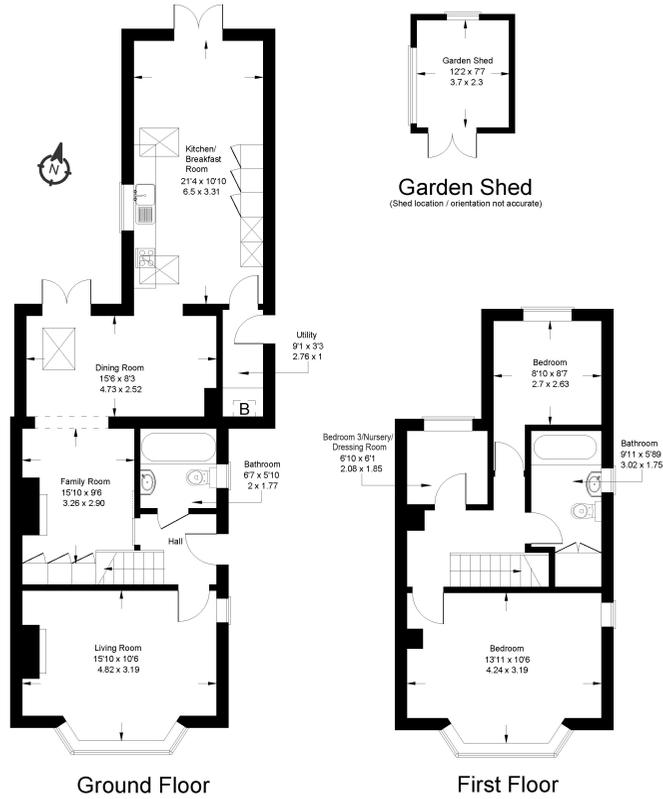


### Situation

Situated towards Leckhampton Hill and glorious countryside walks, also close to the vibrant Bath Road with excellent shops, cafes and pubs. Nearby are some of Cheltenham's best schools including Naunton Park Primary, Leckhampton Primary and Leckhampton High School. 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 currently held in Imperial Gardens.

# 10 Everest Rd

Approximate Gross Internal Floor Area = 124.18 sq m / 1340 sq ft  
 Garden Shed = 6.11 sq m / 66 sq ft  
 Total = 130.29 sq m / 1406sq ft



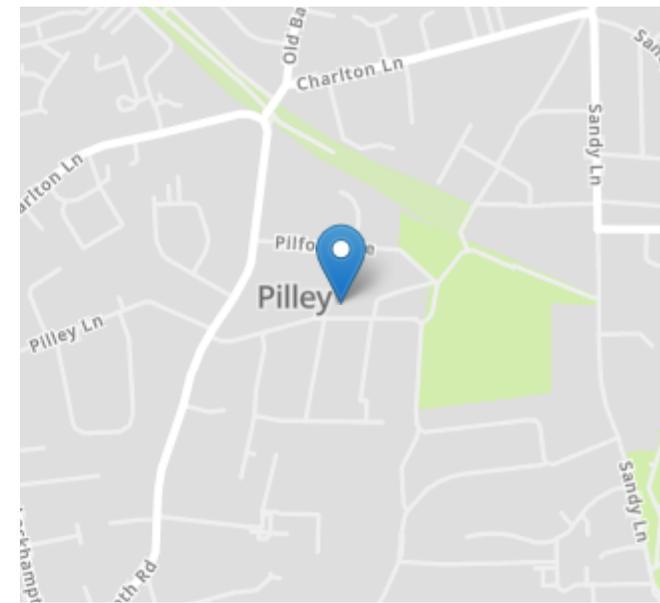
Ground Floor

First Floor

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 Energy Assessment Services 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(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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