



Leckhampton

 Nick
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ESTATE AGENTS

Leckhampton

Naunton Crescent, Cheltenham, GL53 7BE

Offers in Excess of £400,000 Freehold

A 3 bedroom mid terrace town house with a lovely south facing garden, offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • living room • dining room • kitchen • 3 bedrooms • bathroom • lower ground floor home office • gas central heating • double glazing • south facing garden • side access to the rear

Description

A very well presented period town house, situated in this popular location close to Bath Road, Naunton Park and sought after schools. The accommodation includes a reception hall, living room, dining room with double doors to the rear garden, kitchen, and a ground floor bathroom. Upstairs, there are 3 bedrooms and on the lower ground floor is a home office/play room (restricted head height). Outside is a wrought iron railed frontage with side access to the rear, and a lovely c. 100 ft south facing rear garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

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.



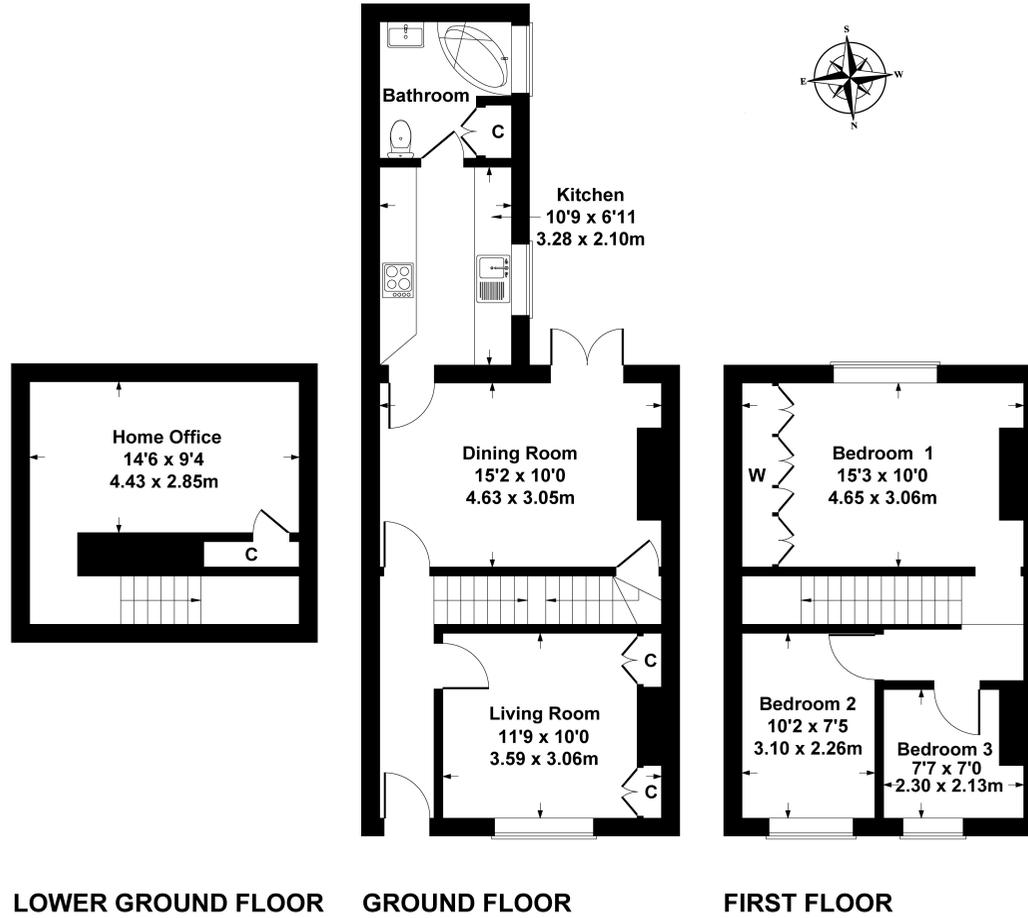


Situation

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

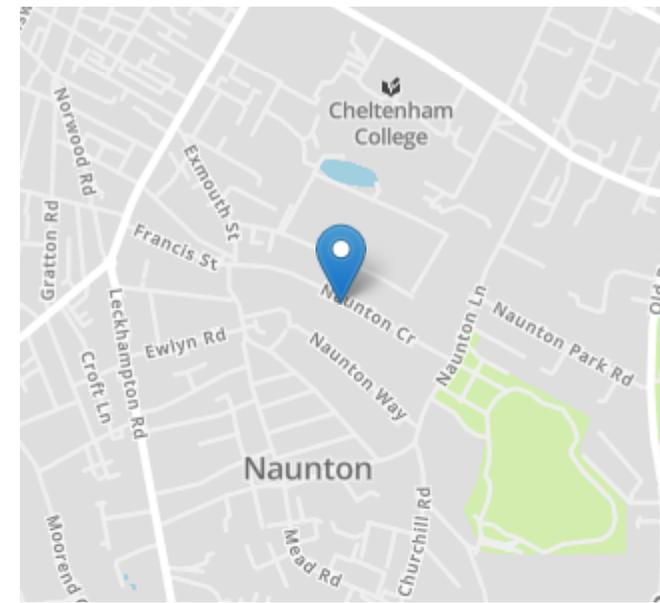
95 Naunton Crescent

Approximate Gross Internal Area
House : 1055 sq ft - 98 sq m



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		87
B		
(69-80)		
C		
(55-68)	66	
D		
(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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