



Leckhampton

 Nick
GRIFFITHS
ESTATE AGENTS

Leckhampton

Naunton Crescent, Cheltenham, GL53 7BD

£399,000 Freehold

An upgraded and extended 2 bedroom, end of terrace, town house, situated in this highly sought after location close to the vibrant Bath Road.

NO ONWARD CHAIN • living room • kitchen/dining room • utility room • 2 double bedrooms • 2 bath/shower rooms • courtyard garden • garden pedestrian rear access • gas central heating & double glazing

Description

A beautifully presented town house which has been thoughtfully remodelled, creating a stylish home in this highly regarded road. The accommodation includes a living room with feature exposed brick fireplace; a kitchen/dining room with a movable island, range of quality integrated appliances, and double doors to the rear; a utility room; and ground floor shower room. Upstairs, there are 2 generous double bedrooms and a luxury bathroom with shower over the bath. Outside, there is an enclosed frontage and a private courtyard garden at the rear with secure pedestrian gated access. 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** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



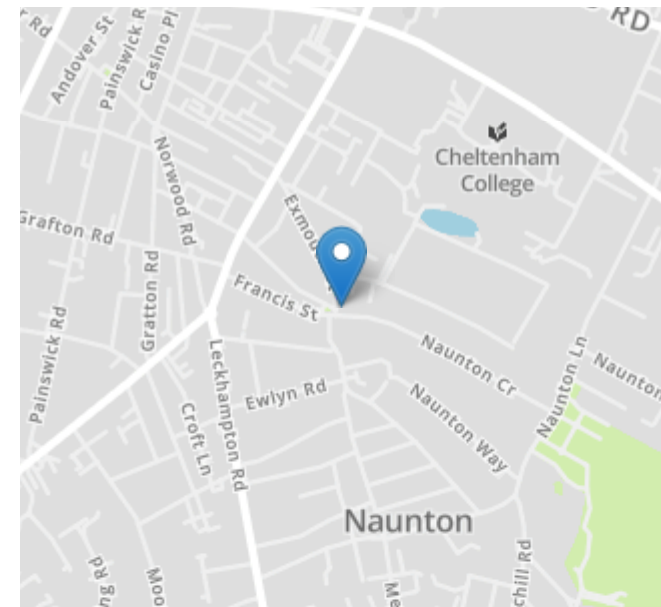
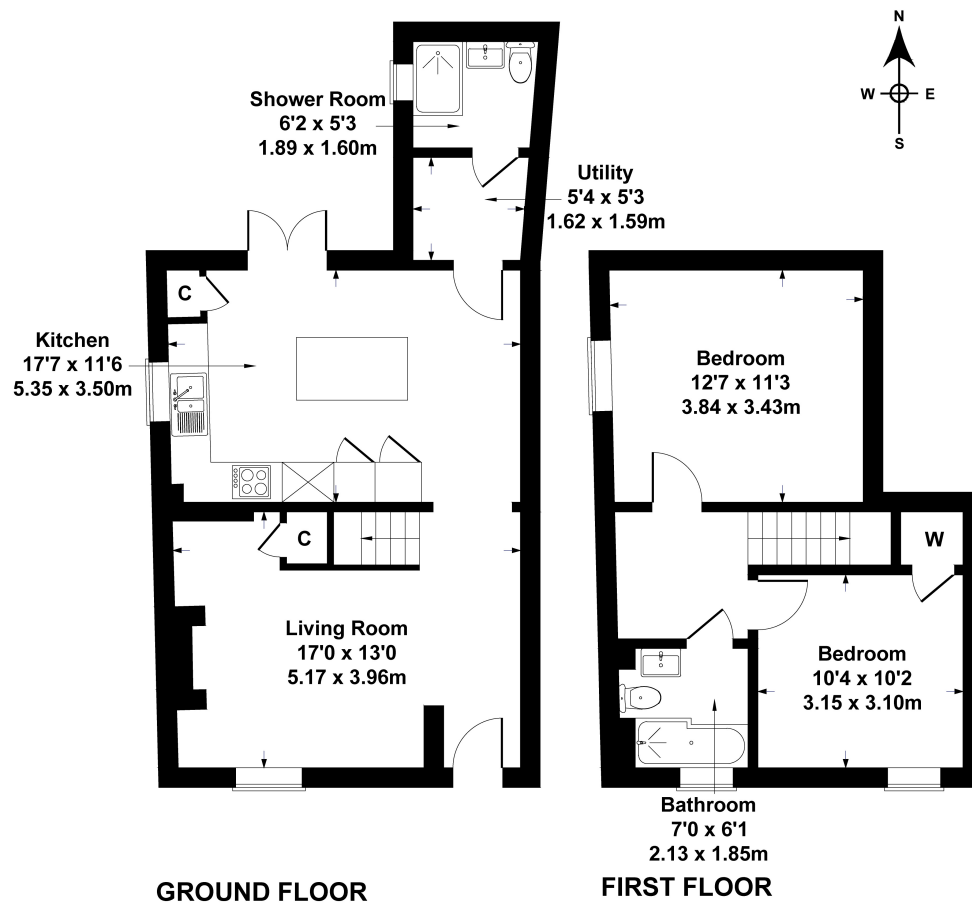


Situation

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, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

1 Naunton Crescent

Approximate Gross Internal Area
850 sq ft - 79 sq m



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

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. 2024

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.