



Leckhampton



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Leckhampton

Exmouth Street, Cheltenham, GL53 7NR

£350,000 Freehold

A charming 2 bedroom, period town house with a southwest facing courtyard garden and within easy walking distance of excellent amenities.

NO ONWARD CHAIN • downstairs cloakroom • living room • modern kitchen/breakfast room • 2 double bedrooms • upstairs bathroom • enclosed rear courtyard garden • sought after location

Description

Set in the popular Exmouth Street, just off the bustling Bath Road with all its excellent amenities, is this 2 bedroom, period town house. The well proportioned accommodation includes a light and airy, open plan living room with window to front aspect, stairs to first floor, access to the cloakroom, and a door leading to the rear garden. The generous kitchen/breakfast room has an attractive range of modern storage units, built-in appliances, a pantry and attractive flooring. On the first floor, there are 2 double bedrooms with built-in wardrobes, and the family bathroom comprising a modern white suite. Outside, there is an enclosed, southwest facing, low maintenance rear courtyard garden. The property also benefits from gas central heating, double glazing, bespoke shutters, high speed fibre broadband, and no onward chain.

Further Information:

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

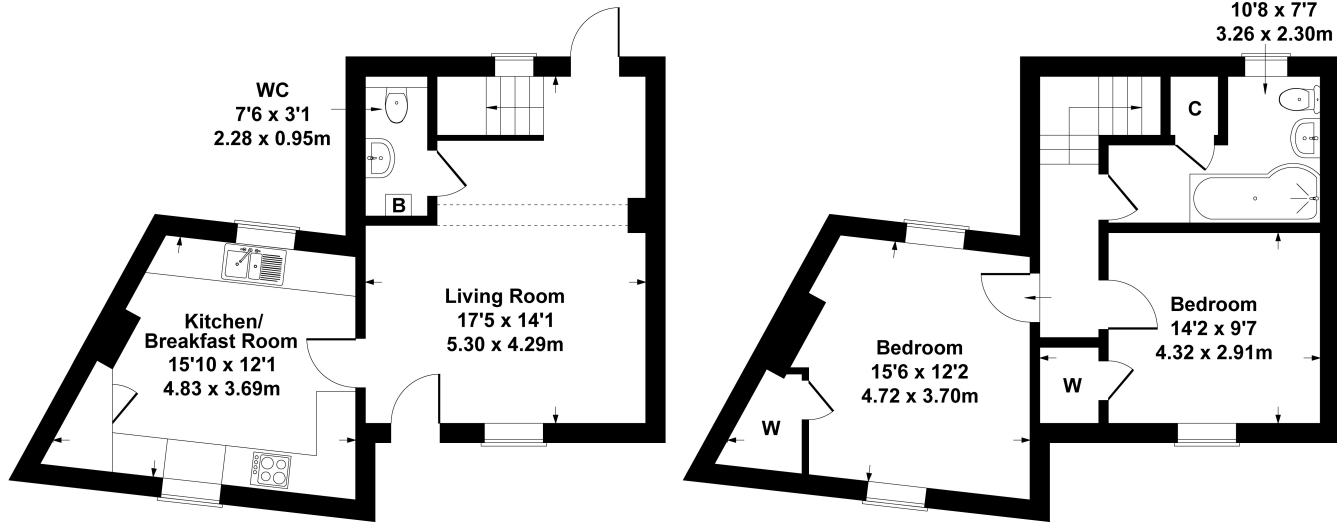




Situation

Situated just off the vibrant Bath Road offering a range of excellent shops, cafes and pubs, and close to the beautiful Leckhampton Hill and glorious countryside walks. Nearby are some of Cheltenham's best primary and secondary 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 Cheltenham Racecourse. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

57 Exmouth St
 Approximate Gross Internal Area
 807 sq ft - 75 sq m

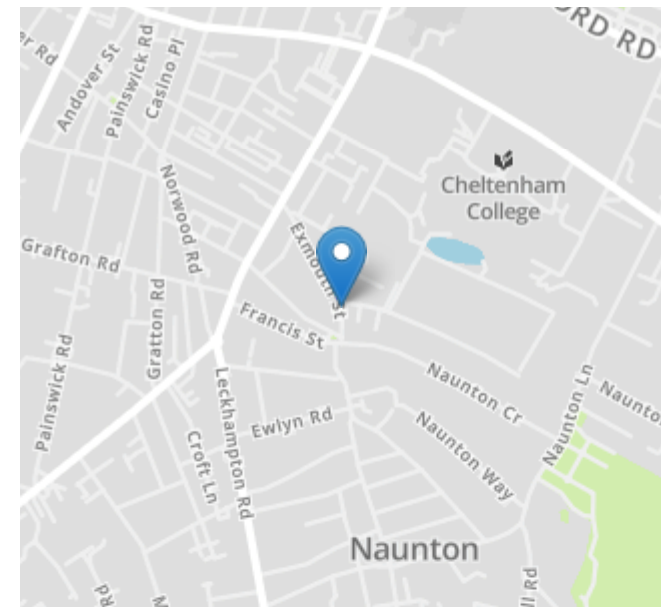


GROUND FLOOR

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 Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(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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