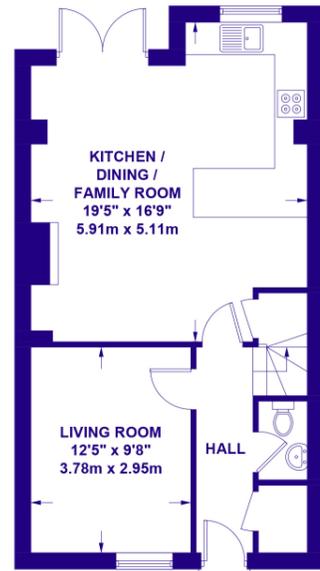
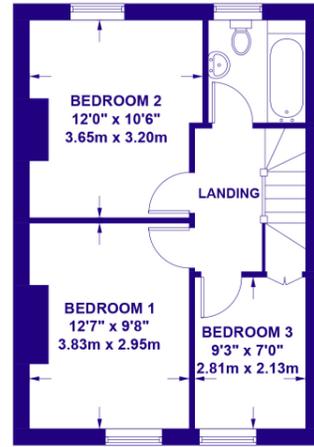


Approximate Gross Internal Area
 Main House = 929.0 sq ft / 86.3 sq m
 Coach House = 374.2 sq ft / 34.8 sq m
 Total = 1303.2 sq ft / 121.1 sq m



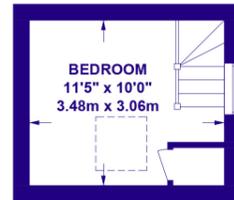
MAIN HOUSE - GROUND FLOOR



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

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- b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
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- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

| 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 | | |
| | 69 | 80 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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

A beautifully presented and extended three bedroom Victorian property with the added bonus of a one bedroom fully detached Coach House (annexe) to its rear, currently run as a successful holiday let, located on a popular road in Leckhampton and within walking distance of the Bath Road and all the cafes and shops it has to offer, very good local schools, Tivoli, Montpellier and the town centre beyond.

Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

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The spacious accommodation on the ground floor of the main house, offered in very good decorative order and full of charm and natural light, comprises in brief an entrance hallway, a good sized living room, a large modern fitted kitchen/dining/family room with breakfast bar, a feature fireplace housing a wood burning stove, a utility cupboard and double doors to the private rear garden, a downstairs WC plus useful storage cupboard. On the first floor there are three well-proportioned bedrooms, one with built-in storage and a family bathroom.

The detached Coach House, linked to the main dwelling via the rear garden, features its own entrance, a good-sized open living/dining room with French doors out to a private patio area, a fully equipped modern kitchen, a shower room, a double bedroom with storage and electric heating. This versatile accommodation, currently offering excellent income potential as a very popular holiday let, also lends itself well to the possibility of a long-term rental, a home office or use by teenagers or an extended family.

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. Main house council tax band - C. Coach House - business rates exempt. EPC rating main house - C. EPC rating Coach House - D.



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:

£599,950

Tenure:

Freehold

Contact: