



NAUNTON CRESCENT

Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Naunton Crescent, Leckhampton, Cheltenham, GL53 7BD

£399,950 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.





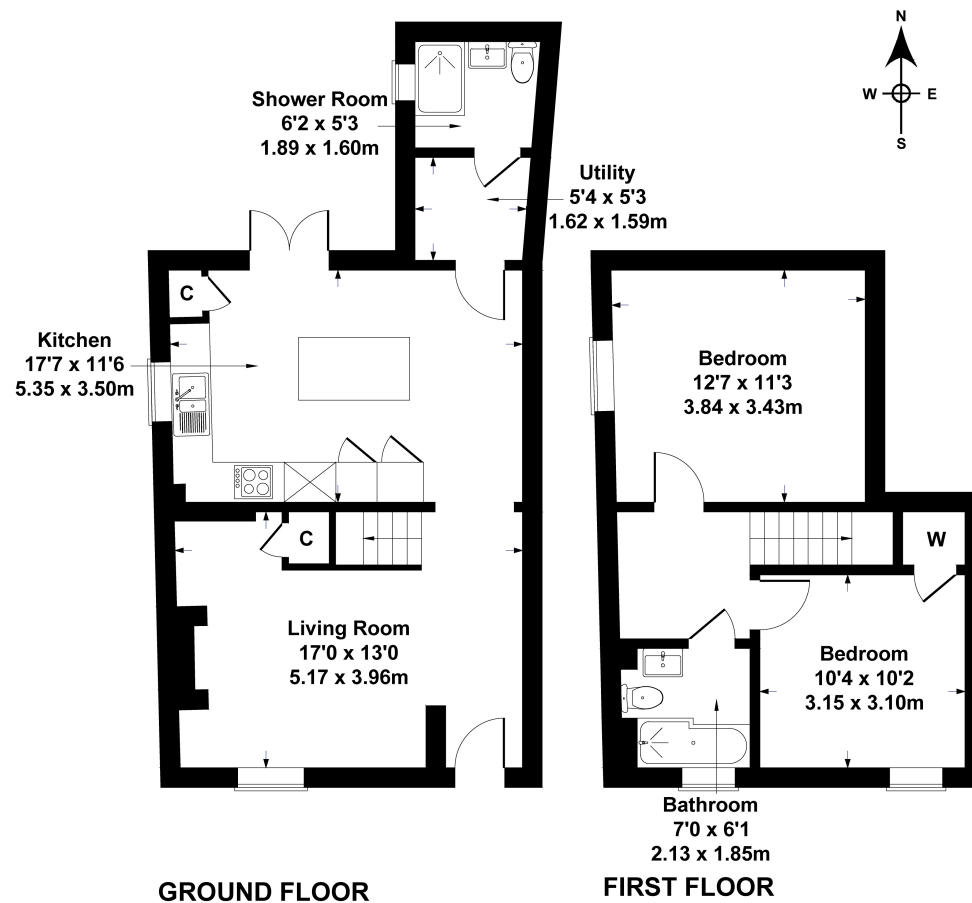


### Situation

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, 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.

# 1 Naunton Crescent

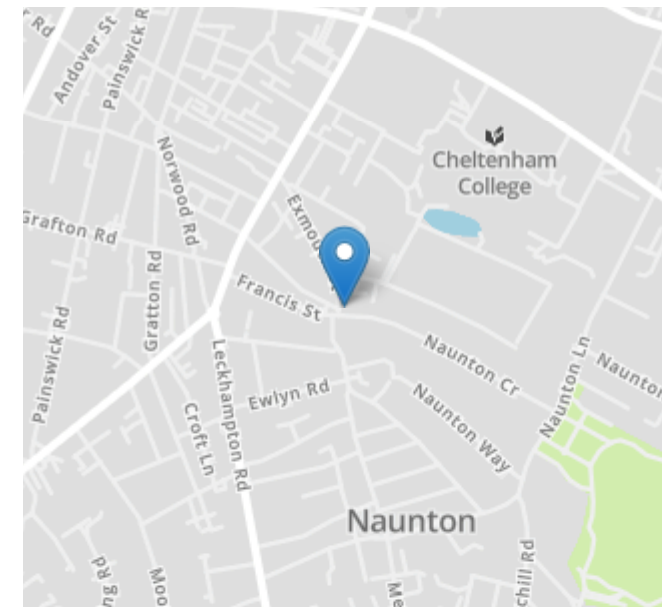
Approximate Gross Internal Area  
850 sq ft - 79 sq m



## 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. 2024



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>		81
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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