



Leckhampton

 Nick
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ESTATE AGENTS

Leckhampton

Ewlyn Road, Cheltenham, GL53 7PB

Guide Price £350,000 Freehold

An attractive 2 bedroom, semi-detached house in need of full refurbishment and offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • bay fronted living room • dining room • kitchen (non functioning) • 2 double bedrooms • shower room • double glazing • electric heating • garden

Description

A bay fronted red brick town house, situated in this ever popular location close to excellent schools and the vibrant Bath road. The accommodation, which is now in need of complete refurbishment, includes a reception hall, living room, dining room, a non-functioning kitchen, ground floor WC, and store room. Upstairs, there are 2 good size bedrooms and a shower room. Outside is an enclosed mature town garden with pedestrian side access. The property is offered for sale with no onward chain.

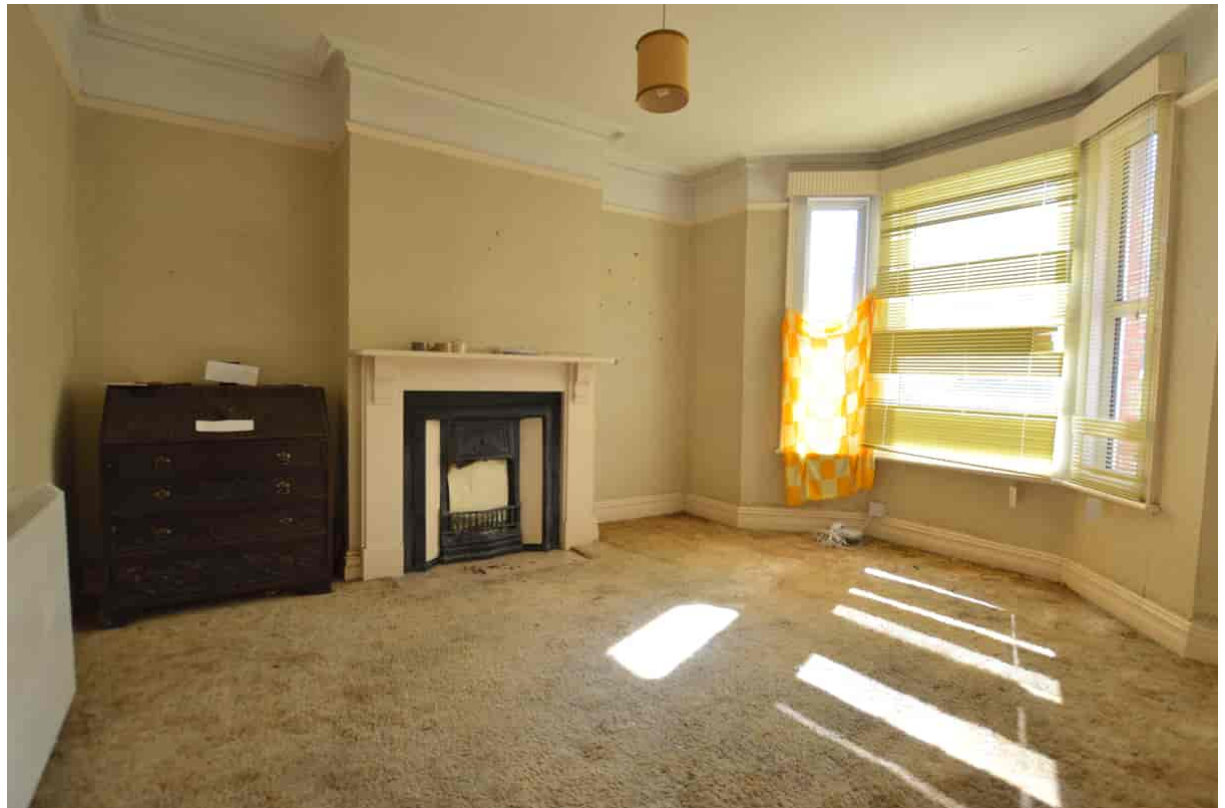
Further Information:

Local Authority Cheltenham Borough Council. **Tax Band C.**

Electricity Mains. **Water** Mains. **Sewerage**

Mains. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

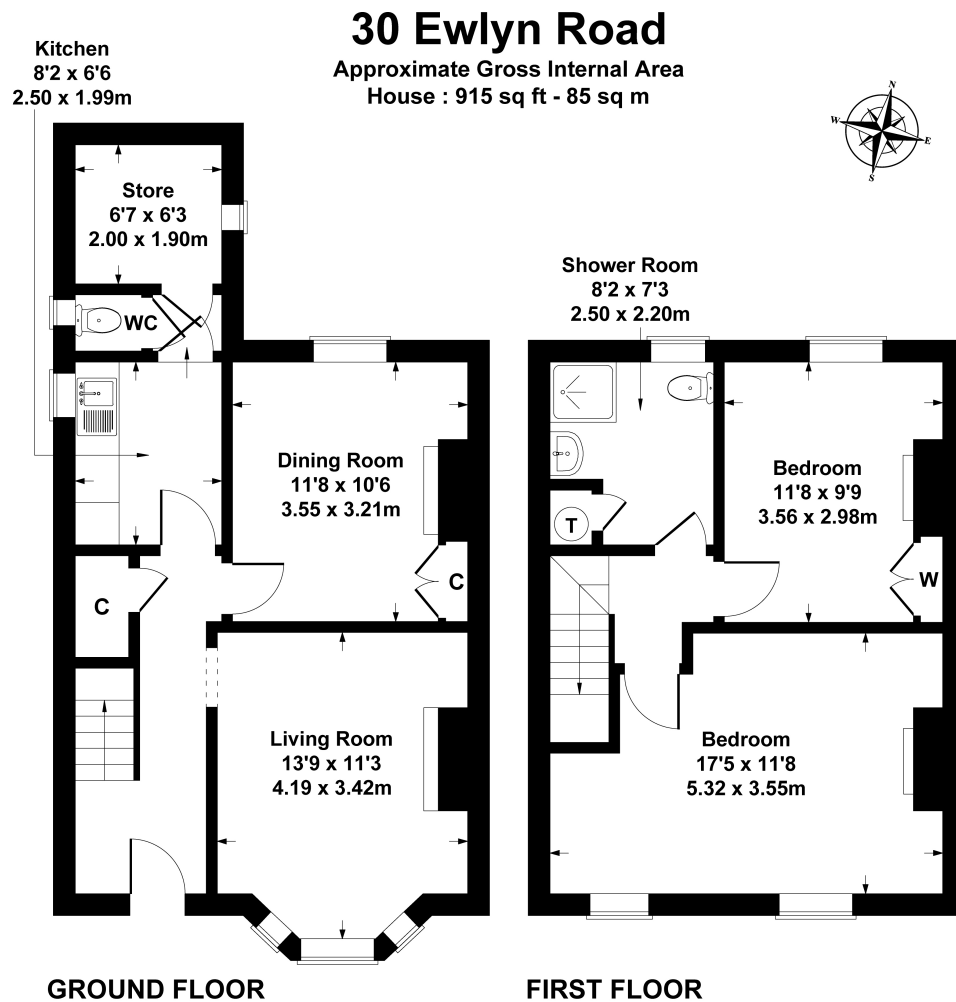
AGENTS NOTE The kitchen is non-functioning and may impact a mortgage application.





Situation

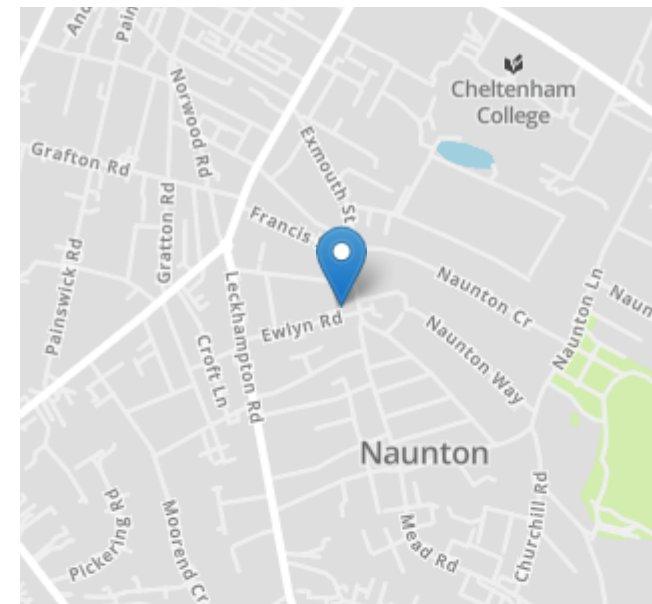
A lovely residential location, close to Naunton Park Rose Gardens, excellent schools, and Bath Road offering a variety of shops, bars and cafes. Cheltenham is a Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



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		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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