



Leckhampton

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ESTATE AGENTS

Leckhampton

Moorend Street, Leckhampton, Cheltenham, GL53 0EH

£515,000 Freehold

A 3 bedroom, red brick period town house with a southwesterly rear garden featuring a home office, situated in this highly sought after location.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen
• 3 bedrooms • upstairs bathroom • garden studio • enclosed rear garden
• walking distance to 'Outstanding' Leckhampton High School

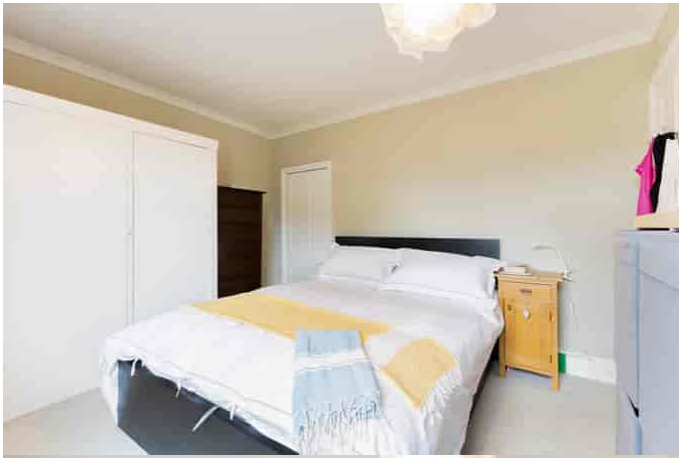
Description

An attractive 3 bedroom terraced house, located in this highly popular area close to the vibrant Bath Road and good local schools. The characterful accommodation includes an entrance hallway; living room with wood burning stove; and a separate dining room with stripped floorboards, built-in storage cupboards, and double doors leading to the rear garden. The kitchen has a range of fitted wall and base units with appliance space, wall mounted gas boiler, and door to the garden. On the first floor, there are 3 bedrooms and a bathroom with a white suite. Outside, there is a mature, southwest facing rear garden with side pedestrian access, and a pathway to the recently installed garden studio offering a versatile additional room. The vendor informs us that within the property there is plumbing in place for a WC and handwash basin under the staircase; and within the garden room there is waste, water, and electrics for a shower room.

Further Information:

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

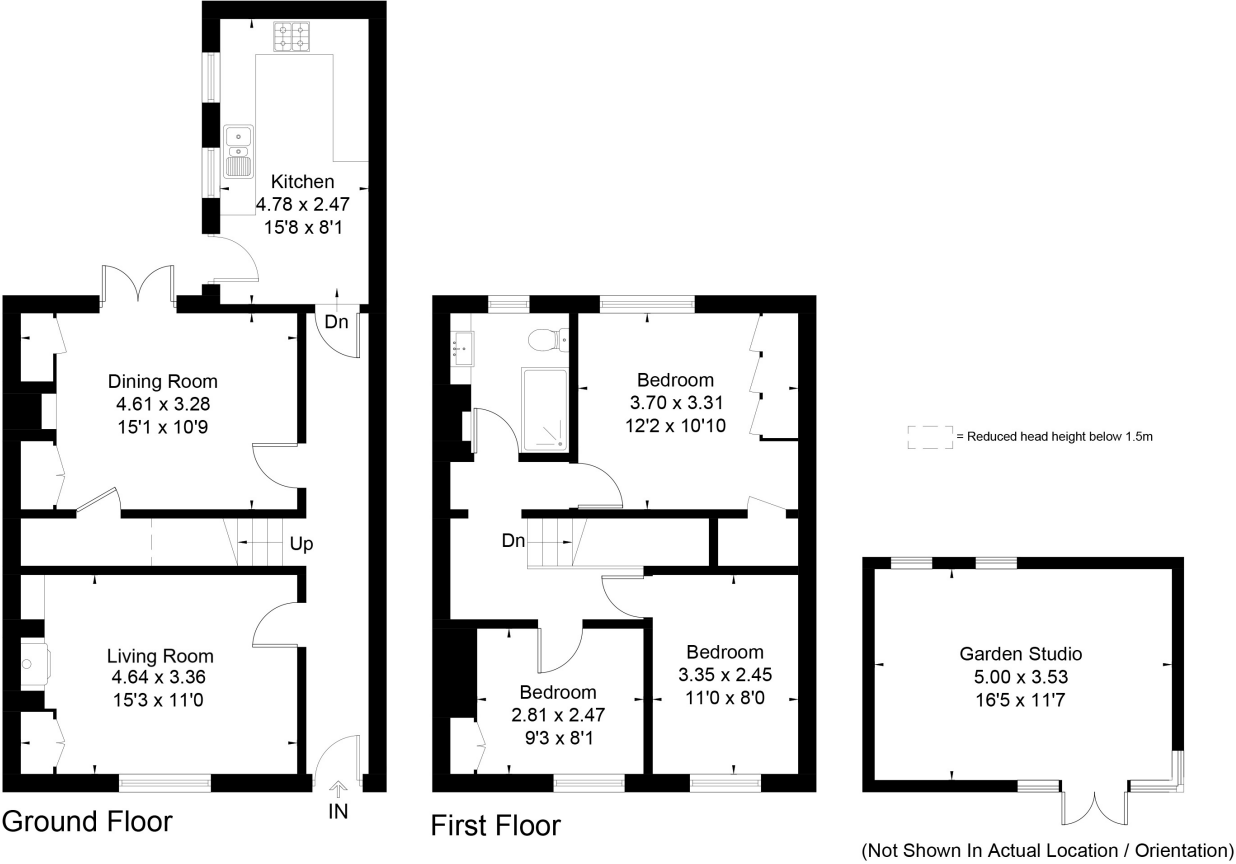
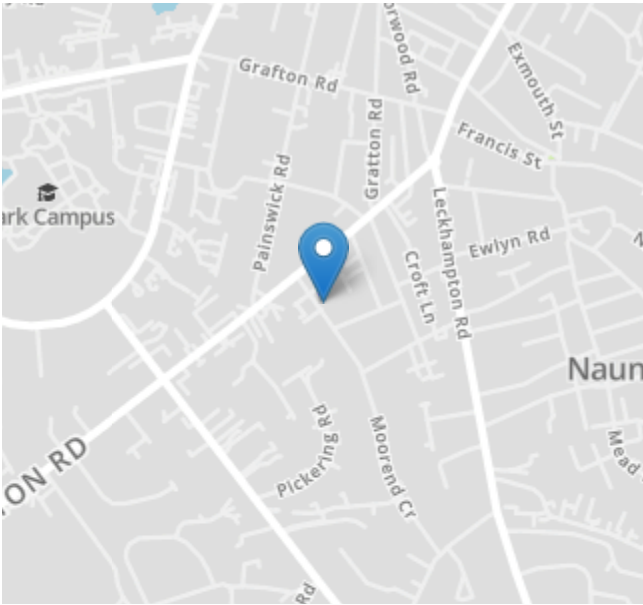




Situation

Situated towards Leckhampton Hill and glorious countryside walks, also close to Bath Road with excellent shops, cafes and pubs. Nearby are some of Cheltenham's best schools including Leckhampton Primary, Naunton Park Primary and The High School Leckhampton. Cheltenham is a vibrant 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.

Approximate Floor Area = 103.3 sq m / 1112 sq ft
Outbuilding = 17.7 sq m / 190 sq ft
Total = 121 sq m / 1302 sq ft



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96600

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(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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