



Leckhampton

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ESTATE AGENTS

Leckhampton

Moorend Street, Leckhampton, Cheltenham, GL53 0EH

£450,000 Freehold

A charming 3 bedroom cottage with a low maintenance southwesterly facing rear garden, situated in this highly sought after location.

END OF TERRACE HOUSE • reception hallway • open plan living/dining room • c.18ft kitchen/breakfast room • downstairs cloakroom • 3 bedrooms • family bathroom • southwest courtyard garden • close to good schools & amenities

Description

A surprisingly spacious 3 bedroom, characterful end of terrace cottage, situated just a short stroll from the bustling Bath Road with its excellent amenities. The accommodation includes a welcoming entrance hallway, and a charming L-shaped living/dining room with a feature fireplace and French doors leading to the rear courtyard. The c. 18ft modern refitted kitchen/breakfast room has an attractive range of units with wooden worktops, a Belfast sink, French doors to the garden, and an additional door leading to the cloakroom. On the first floor, there are 3 bedrooms (bedrooms 1 and 2 with built-in wardrobes) and a spacious family bathroom. Outside, there is an enclosed low maintenance courtyard garden, mainly laid to gravel, which has been lovingly tended with raised trough planters, and double gates providing pedestrian and possible vehicle access.

Further Information:

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



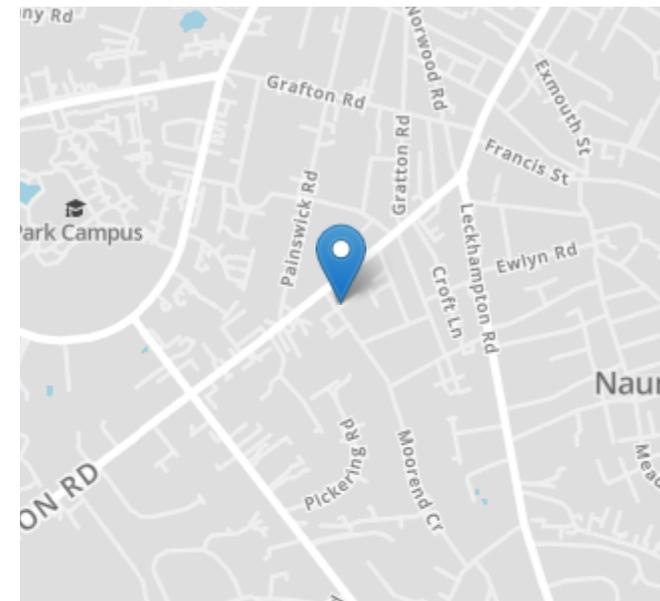
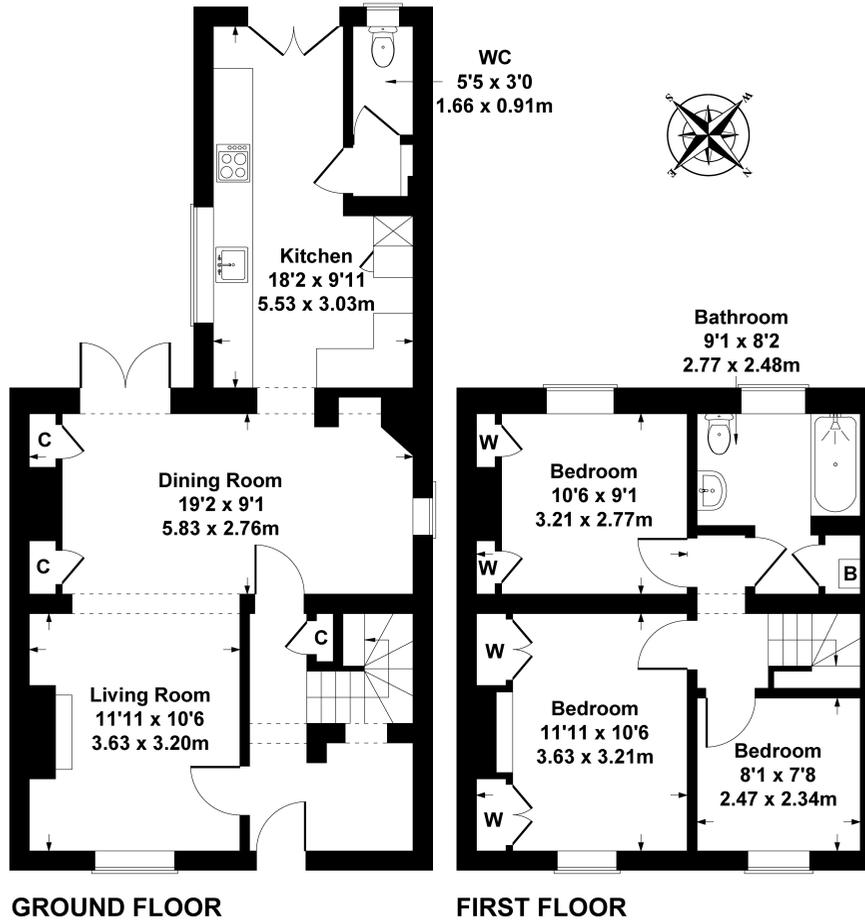


Situation

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 Leckhampton High School. 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.

39 Moorend St

Approximate Gross Internal Area
1033 sq ft - 96 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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