



Nick GRIFFITH
for sale
0114 276 2000

Leckhampton

Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Upper Norwood Street, Cheltenham, GL53 0DS

£550,000 Freehold

A charming 3 bedroom, period property with beautifully presented and extended accommodation, enclosed rear garden, and off-road parking.

WALKING DISTANCE TO 'OUTSTANDING' HIGH SCHOOL • entrance porch • living room • extended kitchen/dining room • utility & cloakroom • 3 bedrooms • family bathroom • enclosed rear garden • off road parking • sought after location

Description

A wonderful opportunity to purchase this charming 3 bedroom, period home which has been sympathetically extended by the current vendor, and is conveniently located a short stroll from the bustling Bath Road with all its excellent amenities. The welcoming accommodation includes an entrance porch; a double fronted living room with dual windows to the front aspect fitted with bespoke shutters, a feature fireplace and fitted storage in both alcoves; and an impressive open plan kitchen with sleek units, built-in appliances, and opening into the extended dining room with a skylight and bi-folding doors leading to the paved patio. There is also a utility and cloakroom. On the first floor, there are 3 bedrooms, all with built-in wardrobes, and a modern family bathroom with a separate corner shower cubicle. Outside is a good size patio with steps leading up to a lawn with planted borders, and a gated access to the rear of the property which provides a parking area leading into Croft Lane.

Further Information:

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



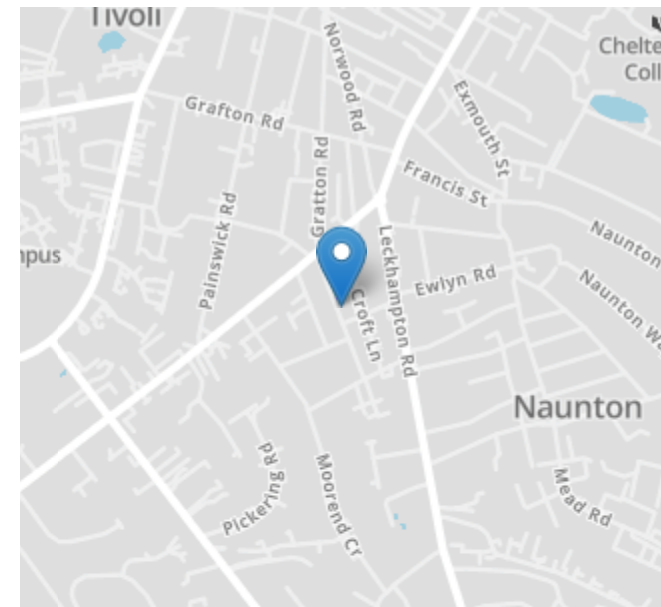
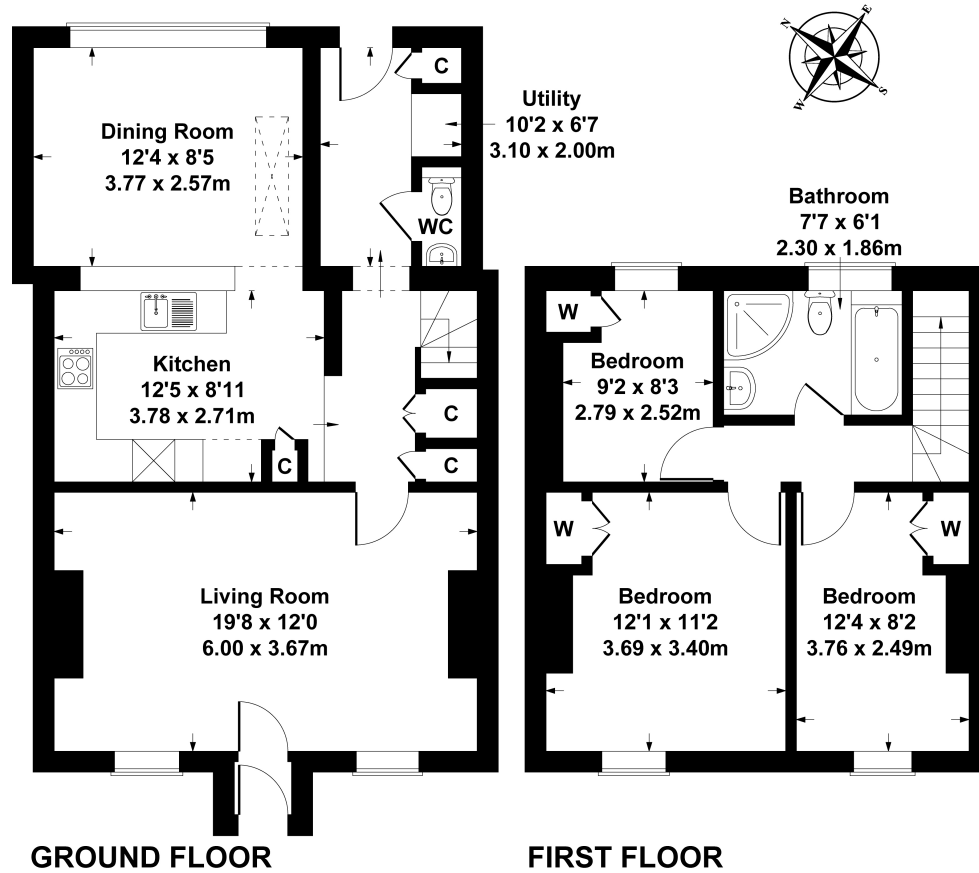


Situation

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 High School Leckhampton. 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.

17 Upper Norwood St

Approximate Gross Internal Area
House : 1076 sq ft - 100 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		87
B		
(69-80)	73	
C		
(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

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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