



Leckhampton

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ESTATE AGENTS

Leckhampton

Hall Road, Leckhampton, Cheltenham, GL53 0HE

Guide Price £650,000 Freehold

Rarely found in this highly sought after location, a detached, 3 bedroom, bungalow with ample off-road parking and a garage.

NO ONWARD CHAIN • reception hall • cloakroom • living room • dining room • kitchen/breakfast area • conservatory • 3 bedrooms • 2 bath/shower rooms • garage & ample parking • highly sought after location

Description

An individual, detached, 3 bedroom, bungalow, located within this highly desirable, tree-lined road, within easy walking distance to good local amenities, bus routes, and an 'outstanding' primary school. This well presented bungalow is positioned within a corner plot and offers generous living accommodation, with scope for further modernisation throughout. The accommodation comprises a welcoming reception hall, a generous living room with double doors leading to the dining room, and a kitchen/breakfast room with ample storage units and a door to conservatory. There are 3 bedrooms, with an ensuite shower room in bedroom 1 and built-in wardrobes in bedrooms 1 and 2, a family bathroom, and cloakroom. The bungalow enjoys a well tended rear garden with mature shrubs and tree borders, and a patio area. There is a pretty small gravelled garden to the side of the bungalow, ideal to catch the morning sunshine. The driveway provides off-road parking for ample vehicles and gives access to the brick built detached garage. Cheltenham Borough Council Tax Band E.



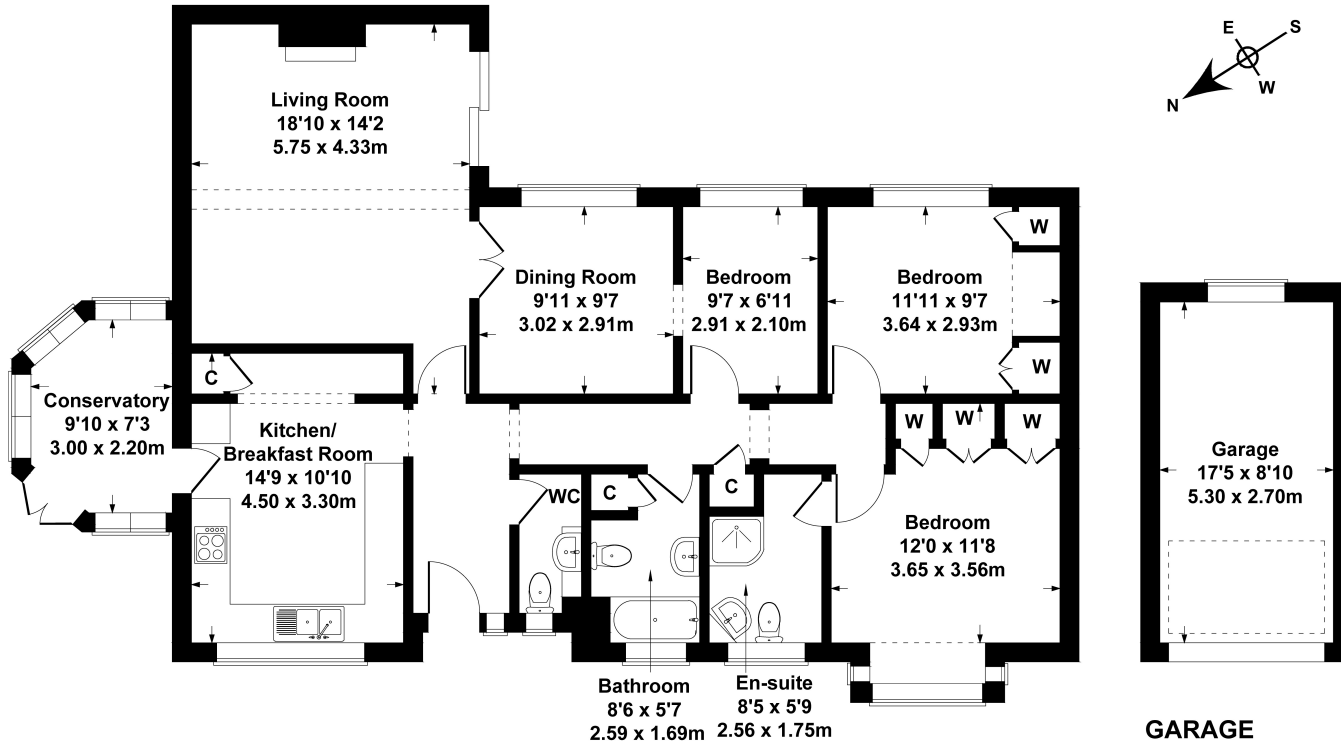


Situation

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 Leckhampton and Naunton Park Primaries. 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.

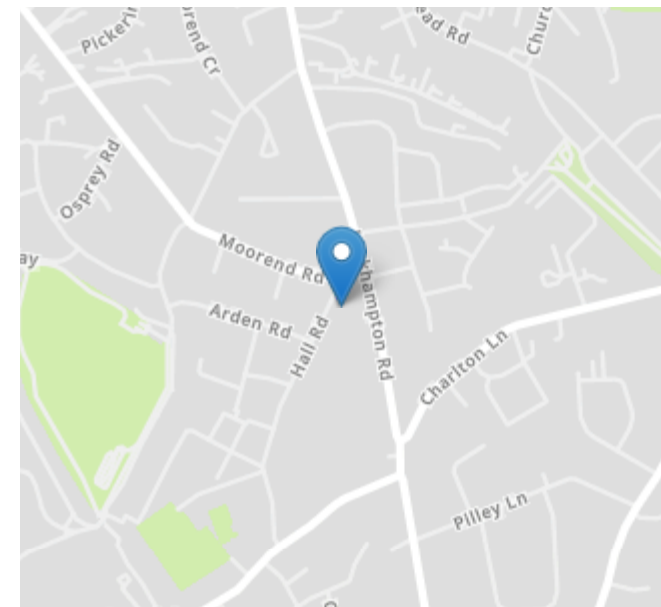
4 Hall Road

Approximate Gross Internal Area
1345 sq ft - 125 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. 2023



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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