



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Naunton Crescent, Cheltenham, GL53 7BD

£360,000 Freehold

A 2 bedroom, end of terrace, town house with off-road parking, offered for sale with no onward chain.

NO ONWARD CHAIN • open plan living/dining/kitchen • sun room • 2 bedrooms • first floor bathroom • enclosed garden • gated pedestrian side access • covered parking space for 1 car • gas central heating • double glazing • close to good schools & amenities

Description

A very well presented 2 bedroom town house, situated in this highly sought after location close to good schools and amenities. The accommodation includes an open plan living/dining/kitchen area, sun room opening out to the rear garden, 2 bedrooms, and a first floor bathroom. Outside is an enclosed garden with pedestrian side access, and a gate leading directly to the covered parking space at the rear (new car port) accessed from Naunton Terrace. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

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

Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.



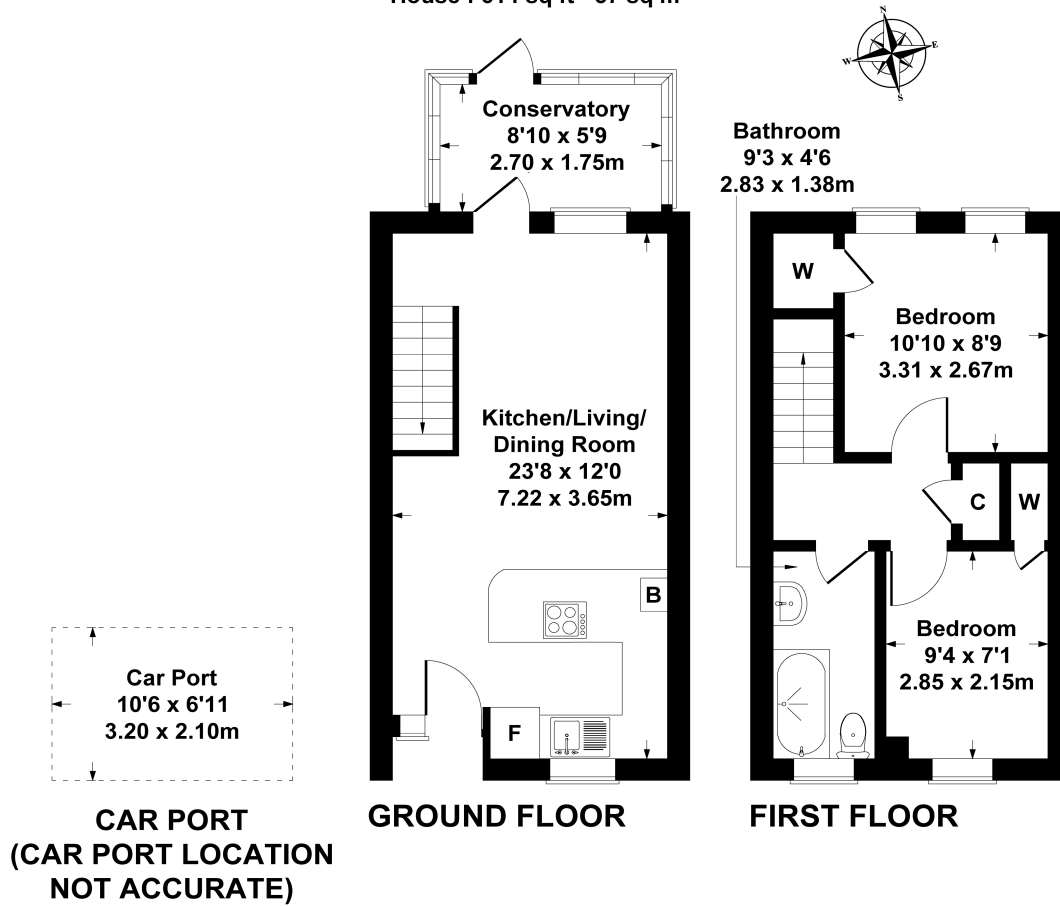


Situation

Situated 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 Naunton Park Primary and Leckhampton Primary. 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.

10a Naunton Crescent

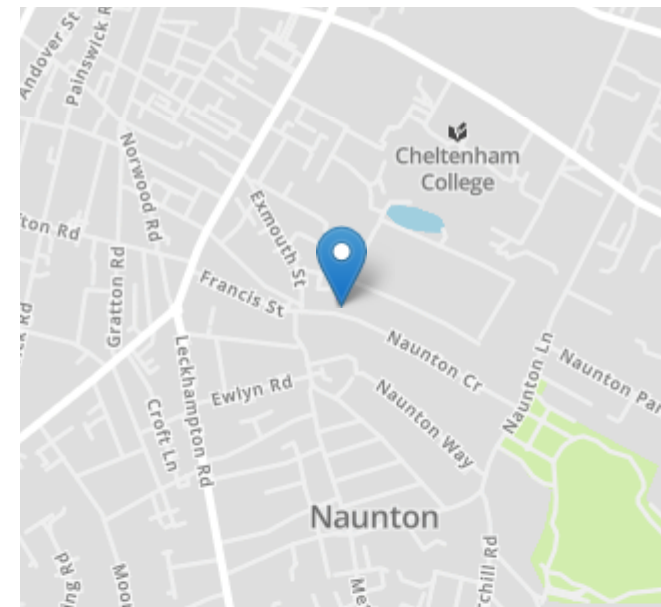
Approximate Gross Internal Area
House : 614 sq ft - 57 sq m



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.