



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Moorend Street, 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 fully stocked 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.



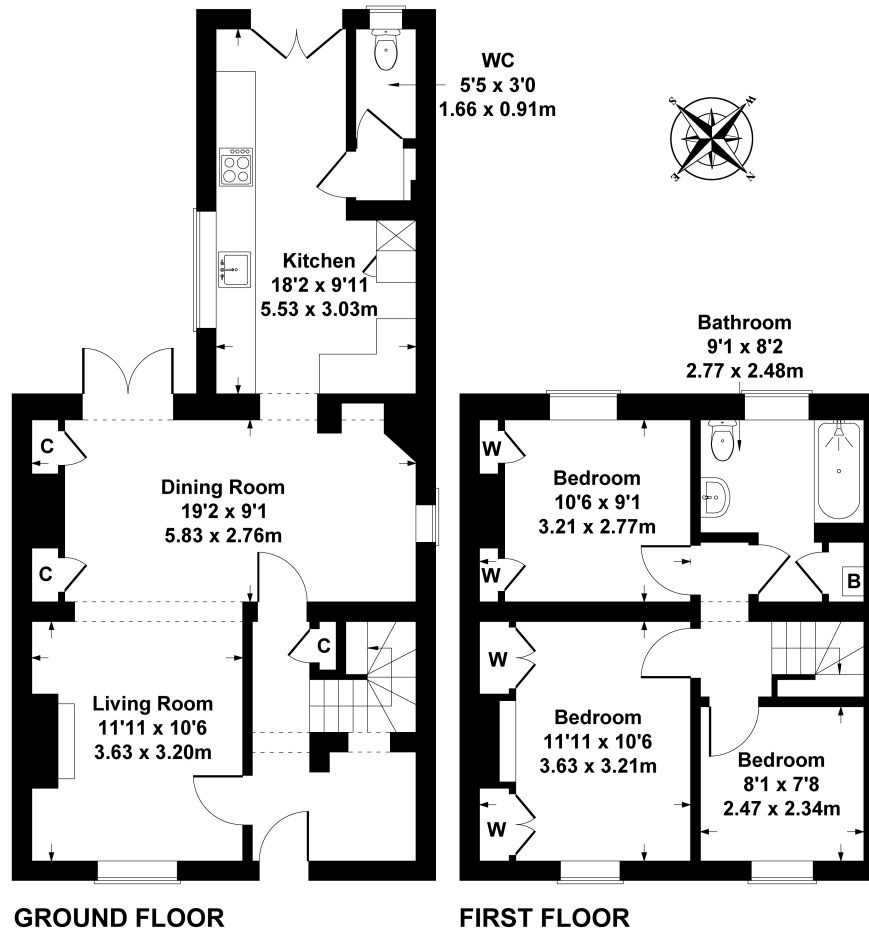


Situation

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, 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.

39 Moorend St

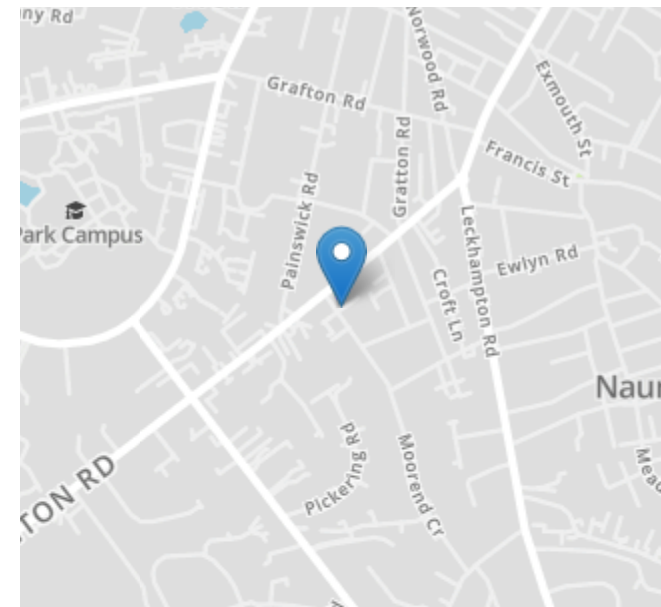
Approximate Gross Internal Area
1033 sq ft - 96 sq m



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. 2025



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

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.