



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Church Road, Leckhampton, Cheltenham, GL53 0PF

£450,000 Freehold

An extended and upgraded, 2 bedroom, period house, within walking distance of sought after schools and amenities.

BEAUTIFULLY UPGRADED PERIOD PROPERTY • reception hall • living room • dining room • kitchen/breakfast room • 2 bedrooms • upstairs family bathroom • attractive rear garden • gas central heating and double glazing

Description

A characterful extended, terraced property, ideally situated within walking distance of the much sought after Leckhampton Primary and The High School Leckhampton. This stylish home has been sympathetically extended to provide contemporary living space whilst still retaining the charm of a period property throughout. The accommodation offers a welcoming entrance hall, living room with corner fireplace and bespoke full length display cabinets, a separate dining room with stripped floorboards, and steps down to the impressive kitchen/breakfast room with an attractive range of matching units, central island with Belfast sink, built-in appliances, skylight, and bi-folding doors leading to the leafy rear garden. On the first floor, there are 2 generous bedrooms both with feature corner fireplaces, and the refitted good size bathroom with a white suite, free standing bath and separate double shower cubicle. Outside, there is an enclosed, low maintenance frontage. The rear garden is well stocked with a raised deck, and a further resting area towards the end where there is also a wooden garden shed and useful rear pedestrian access.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

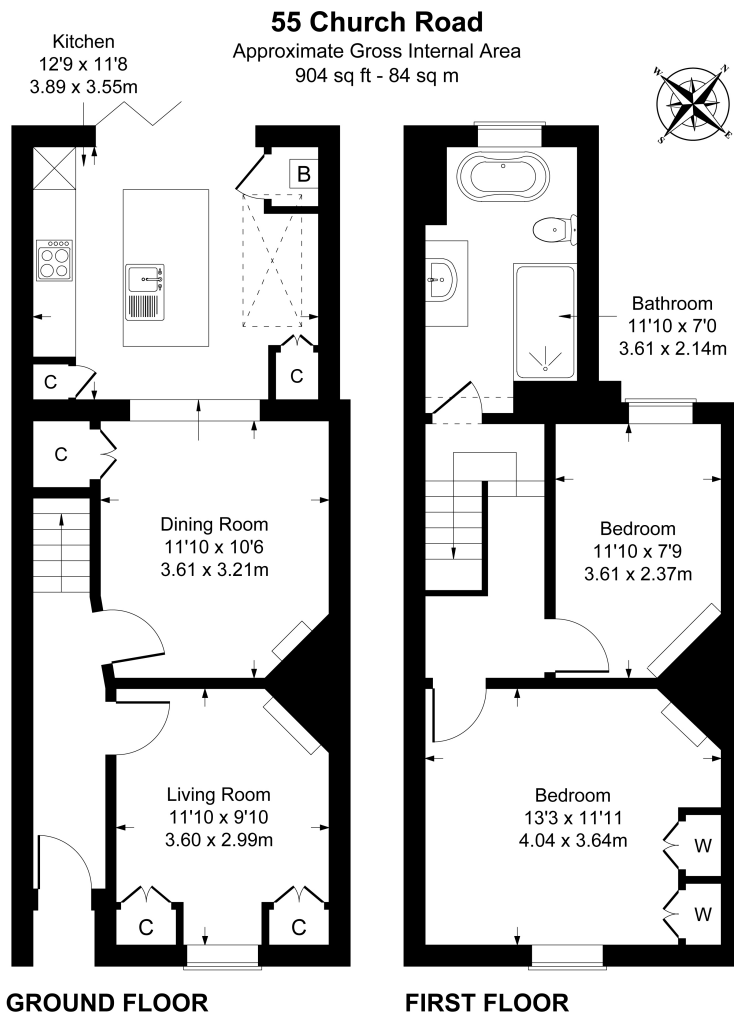
Broadband FTTP Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

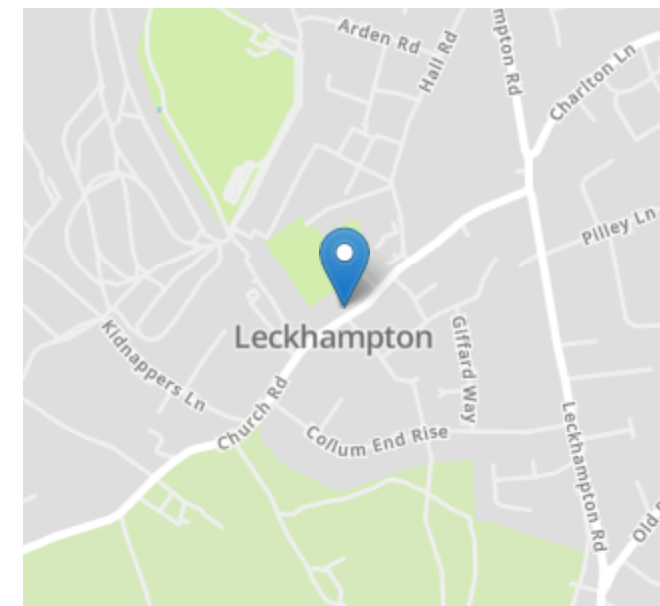
Situated just off Leckhampton Road close to an excellent range of shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Nauntun Park Primary and Leckhampton Primary. Cheltenham is a vibrant Regency town, well known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



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		85
(69-80) C		
(55-68) D	65	
(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.