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for sale  
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Nolgrove College

80

Leckhampton

Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Naunton Crescent, Cheltenham, GL53 7BE

£465,000 Freehold

A characterful red brick, 2 bedroom, period town house with a lovely southeast facing garden close to excellent schools and amenities.

NO ONWARD CHAIN • reception hall • living room • dining room • magnificent kitchen • cellar • 2 double bedrooms • bathroom • lovely garden • gas central heating • close to excellent schools & amenities

## Description

An attractive period property, full of character and charm, in this highly sought after location close to the vibrant Bath Road. The beautifully presented accommodation includes entrance hall, living room with wood burner, dining room with feature fireplace and double doors to the rear, and a magnificent kitchen with a selection of integrated appliances and 2 sets of doors to the garden. There is also a useful cellar which is unconverted. Upstairs, there are 2 good size double bedrooms and a bathroom with independent shower enclosure. Outside, there is a small enclosed frontage and a lovely c. 80 ft mature rear garden. The property further benefits from gas central heating and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band C.





### **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 Naunton Park Primary and Leckhampton Primary. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 79 Naunton Crescent

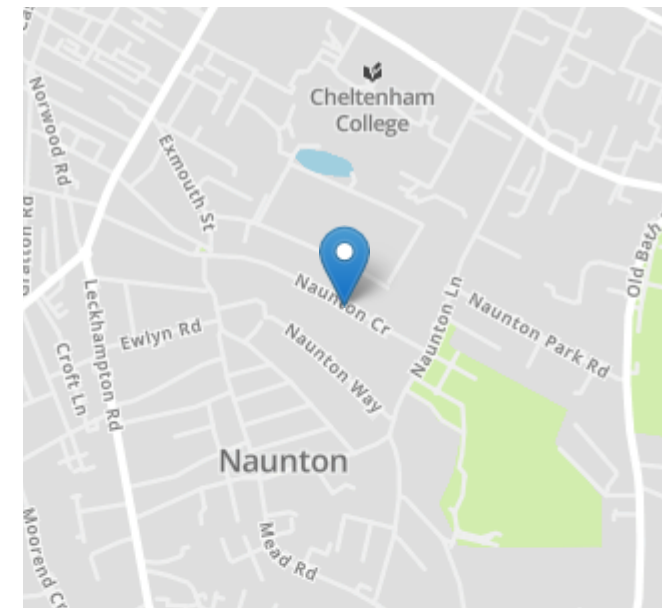
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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