



Leckhampton

 Nick
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ESTATE AGENTS

Leckhampton

Everest Road, Cheltenham, GL53 9LG

£575,000 Freehold

An extended, remodelled, beautifully presented, 3 bedroom, semi detached house situated within this popular road with views towards Leckhampton Hill.

NO ONWARD CHAIN • living room • kitchen/dining/snug room • downstairs cloakroom • 3 bedrooms • family bathroom & en suite shower room • c.63 ft rear garden • garage & ample parking • super views to Leckhampton Hill • sought after location

Description

An impressive property which has been thoughtfully extended and reconfigured, creating spacious family living. The beautifully presented accommodation includes a reception hall; cloakroom; characterful living room with bay fronted window enjoying super views of Leckhampton Hill, and an open fireplace housing the wood burner; additional snug leading into the open plan kitchen/dining room with an attractive range of units, granite work surfaces, and bi-folding doors to the rear garden. Upstairs, there are 3 bedrooms, a refitted family bathroom, en-suite shower room to the principle bedroom, and a generous landing which lends itself to a useful home office area. Outside, there is a driveway providing off-road parking, and a garage with plumbing/electrics housing good storage and a utility space. The c.63ft enclosed rear garden is mainly laid to lawn with two decked areas ideal for outdoor dining. Cheltenham Borough Council Tax Band D.



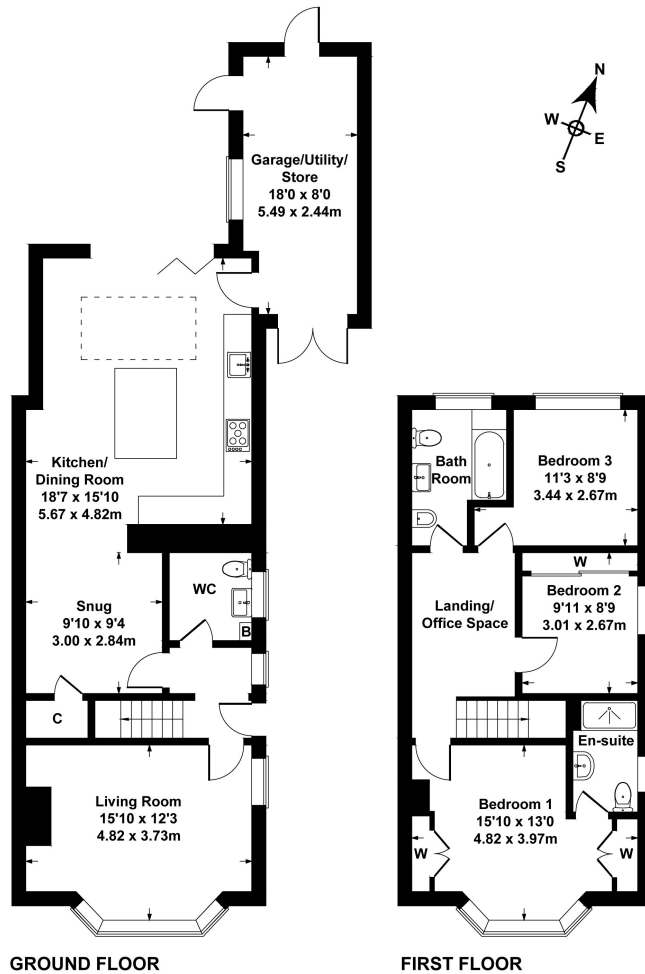


Situation

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, Leckhampton 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,

6 Everest Road

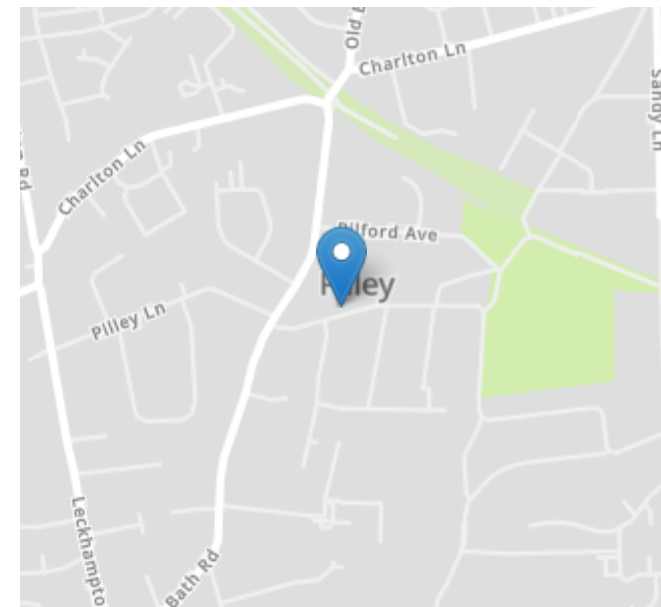
Approximate Gross Internal Area
1359 sq ft - 126 sq m



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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(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	

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