



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Asquith Road, Leckhampton, Cheltenham, GL53 7EL

£550,000 Freehold

A charming, 3 double bedroom, period property with beautifully presented accommodation arranged over 3 floors.

BEAUTIFULLY PRESENTED • end of terrace • living room • family room • attractive kitchen • utility room • 3 double bedrooms • modern shower room and en suite bathroom • walking distance of 'Outstanding' primary school • useful side access

Description

A wonderful opportunity to purchase this extended, 3 double bedroom, family house, conveniently located within a stone's throw of the 'outstanding' Naunton Park Primary School and playing fields. The beautifully presented accommodation includes reception hall; characterful living room with feature log burning stove and built-in storage/shelving; an attractive kitchen with sleek white storage cupboards, range cooker, and is open to the light and airy family room with Velux sky light and double doors to the rear walled garden. The utility room has an additional sink, storage cupboards and terracotta tiled flooring. Upstairs, on the first floor, there are 2 double bedrooms with exposed floorboards and ornate fireplaces, and a luxury shower room. The impressive, 20ft, master bedroom is situated on the second floor with sliding patio doors and a Juliet balcony. There is also an additional modern family bathroom with feature rolled top bath. To the rear is a low maintenance, paved, courtyard garden, with a useful side store also providing side access. Cheltenham Borough Council Tax Band C.



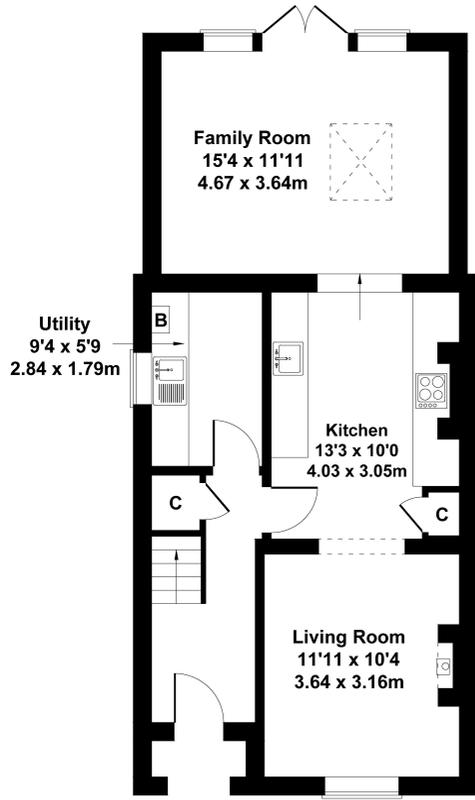


Situation

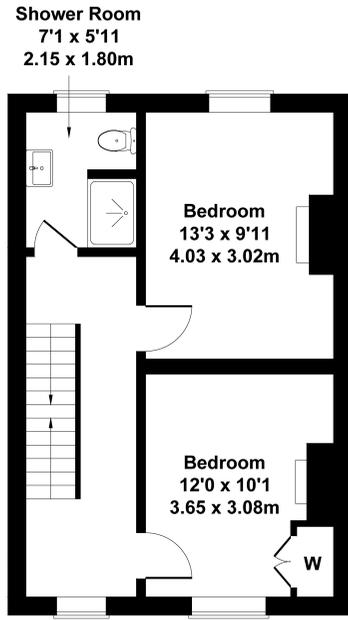
Situated towards Leckhampton Hill and glorious countryside walks; also close to the vibrant Bath Road, offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Naunton Park Primary and Leckhampton Primary. Cheltenham is a vibrant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

2 Asquith Rd

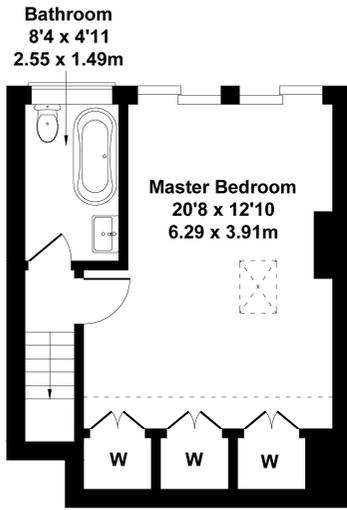
Approximate Gross Internal Area
1378 sq ft - 128 sq m



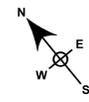
GROUND FLOOR



FIRST FLOOR

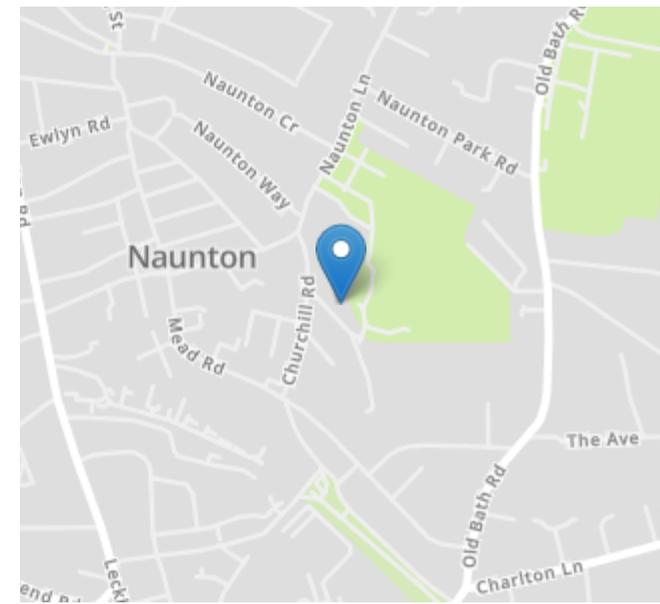


SECOND FLOOR



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. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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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