



Naunton Parade  
Leckhampton, Cheltenham, GL53 7NP

Perry Bishop  
and Chambers

the agent who keeps you informed

# Naunton Parade

Leckhampton, Cheltenham, GL53 7NP

Guide Price: £285,000

## The Property

Naunton Parade is a very well presented two bedroom period house located in a quiet tucked away no through road close to excellent local schools, parks and facilities.

Ideally situated within a short stroll of the Bath Road and all of its amenities the spacious accommodation comprises in brief an entrance hall with a staircase rising to the first floor, a sitting room lies to the front of the property there is separate dining room overlooking the enclosed courtyard garden with pedestrian access over the neighbouring property, a delightful fitted kitchen runs to the rear of the property with a range of fitted units and a most useful under stairs storage cupboard, there is also access to a rear lobby/porch with access to the garden.

On the first floor, there is a spacious landing giving access to two double bedrooms, the master being a large double bedroom across the width of the property with two sash windows. There is also a spacious and nicely fitted family bathroom.

Additional benefits of this fine period home include gas fired central heating, replacement double glazing in the period sash style and a charming enclosed mature courtyard garden offering a high degree of privacy.

## Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers lips. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

## Directions

From Cheltenham town centre proceed along Bath Road, passing our offices in Leckhampton and then take second left into Exmouth Street, then immediately turn left again onto Naunton Parade. The property will then be found towards the end on the left hand side.

## Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

## Local Authority

Cheltenham Borough Council  
Council Tax Band C

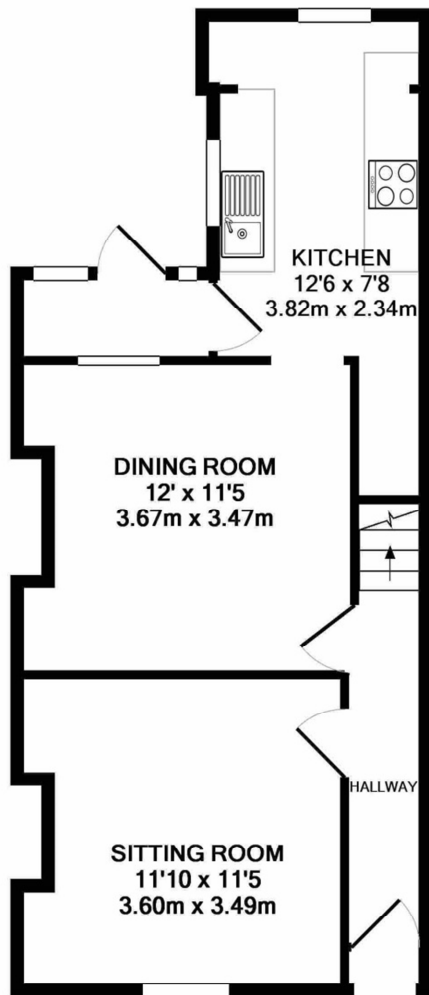
## Services and Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

## EPC Rating D





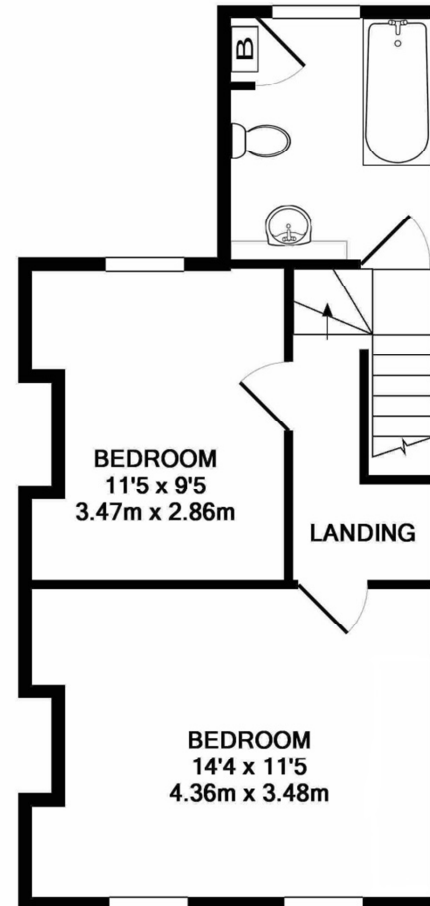


GROUND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)



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