

The Mews, 46 Shurdington Road Leckhampton GL53 0JE

Perry Bishop
and Chambers

the agent who keeps you informed



An individual detached house | Three Bedrooms | 18ft sitting room with fireplace
Southerly facing garden with views of Leckhampton Hill | Large driveway | EPC E

Guide Price £500,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

The Mews, 46 Shurdington Road

Leckhampton GL53 0JE



3 Bedrooms



2 Bathrooms



3 Receptions

This is a deceptively spacious three bedroom detached house set back from the road and very conveniently located for all of the Bath Road amenities and close to excellent local schools.

The well-proportioned accommodation is arranged over two floors and in brief comprises an entrance hall, a spacious 18ft sitting room with fireplace, downstairs cloakroom, a 21ft dining room leads through to a 15ft fitted kitchen and there is a conservatory overlooking the garden. The landing gives access to three double bedrooms, the master bedroom with an en-suite shower room and there is a family bathroom with separate shower cubicle.

Further benefits of this impressive home include gas fired central heating, double glazing, a large driveway provides off road parking and an enclosed and private southerly facing garden with views of Leckhampton Hill.

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 through the Leckhampton shopping area. At the island turn right for Shurdington Road and the property will be found on the left hand side shortly after the turning for Moored Street.

Services & Tenure

We believe the property is served by mains electricity, gas, water and 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.

Local Authority

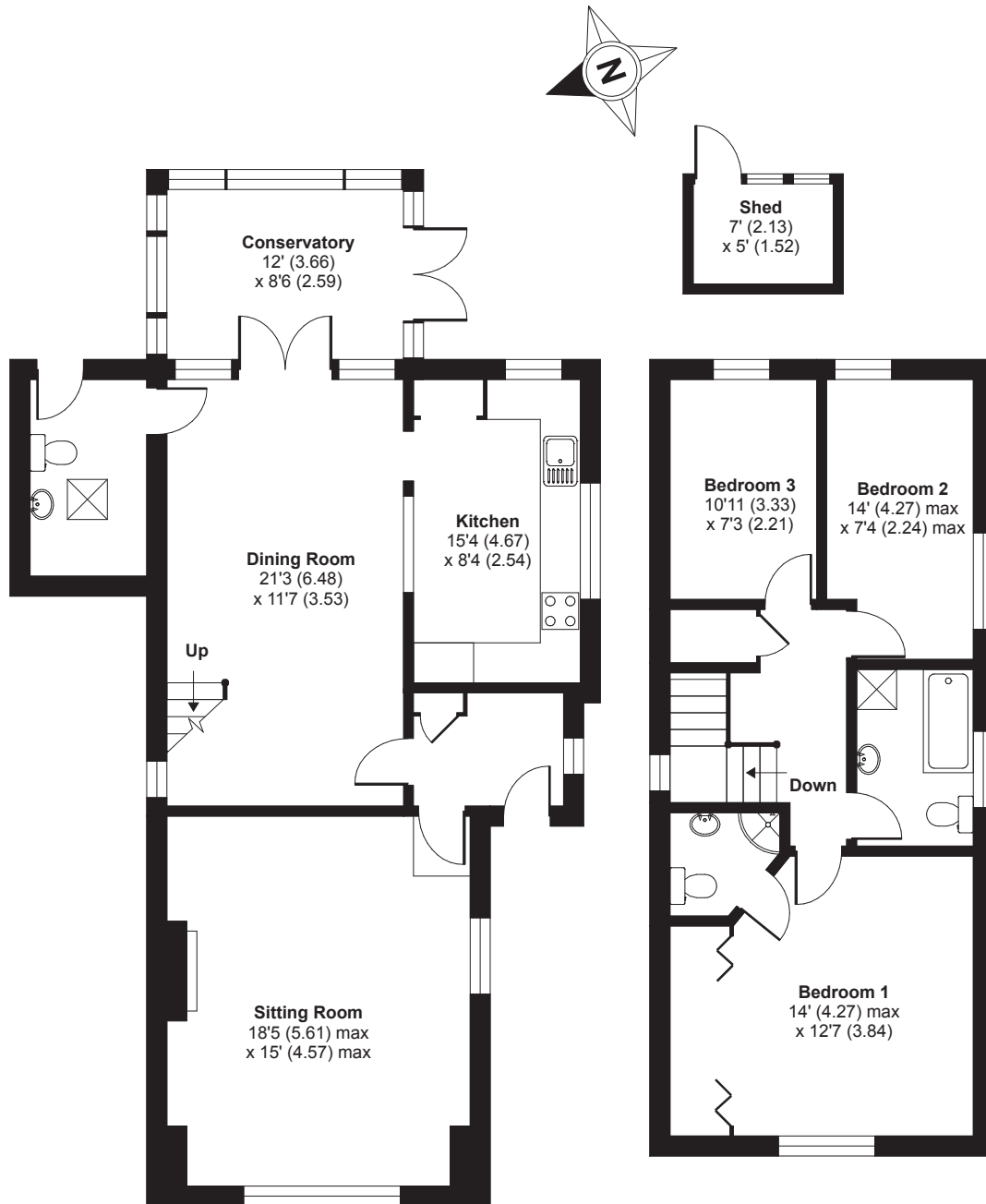
Cheltenham Borough Council

Ref: 71026050/25221/RM



Shurdington Road, Leckhampton, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1478 SQ FT 137.3 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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