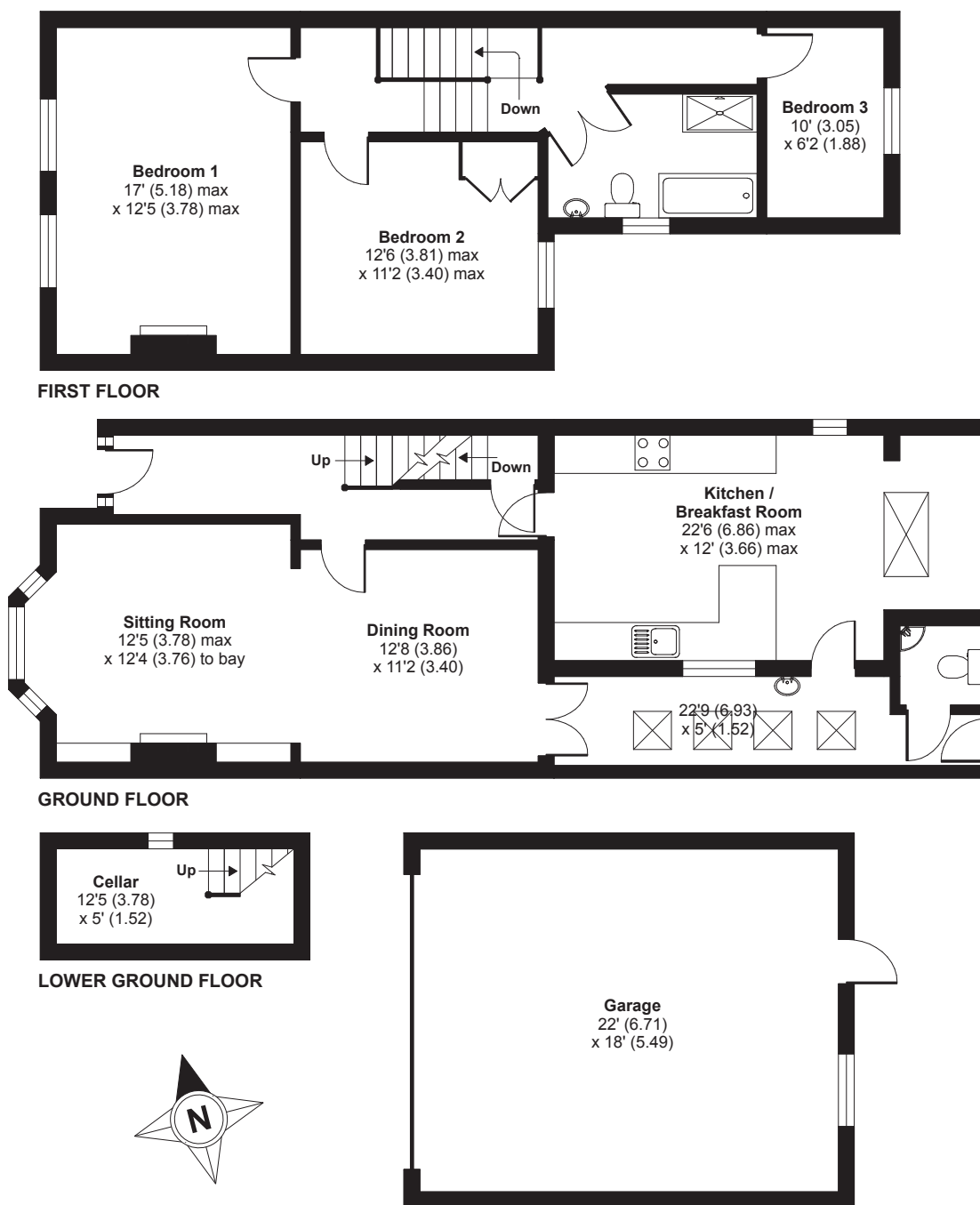




**Leckhampton Road, Leckhampton, Cheltenham, GL53**

**APPROX. GROSS INTERNAL FLOOR AREA 1909 SQ FT 177.3 SQ METRES (INCLUDES GARAGE)**



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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**Perry Bishop**  
and Chambers

the agent who keeps you informed

## 22 Leckhampton Road

Leckhampton, Cheltenham, GL53 0AY



Spacious period house | Three bedrooms | Having the added benefit of a garage  
Character features | Large fitted kitchen/family room | EPC E

**Guide Price £600,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



# 22 Leckhampton Road

Leckhampton, Cheltenham, GL53

 3 Bedrooms  1 Bathroom  2 Receptions

22 Leckhampton Road is an attractive and extended three bedroom period end of terrace house located close to good local schools and within a stroll of the Bath road and its range of excellent amenities.

The well-proportioned accommodation is arranged over two floors and in brief comprises an entrance hall with a leaded light front door, stairs to first floor, door to cellar, with Worcester boiler, a bay-fronted sitting room with recessed handmade storage cupboards, an attractive fireplace, this room opens through to a 12ft dining room. A fabulous 22ft fitted kitchen lies to the rear of the property with a built in double oven, integrated dishwasher, washing machine, fridge freezer, gas hob, range of fitted units, this opens into a breakfast/reading area with sliding doors to the garden. There is an adjacent utility area with cupboards and sink, with access to the garden and a downstairs

cloakroom.

On the first floor there are three bedrooms and a family bathroom with a walk-in shower. The master bedroom is 17ft and lies to the front of the property with two windows and an attractive period fireplace. The loft space is boarded with a pull down ladder and a velux window. This has the potential for conversion if desired.

Additional benefits of this fine period home include an enclosed private rear garden with pedestrian rear access, lawn, patio, detached garage with electric up and over door, power and light. The property includes part double glazing and gas fired central heating.

### 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 our offices on the Bath Road continue over the mini roundabout onto Leckhampton Road. Continue for a short distance and you will see the property appear on the left hand side before the turn for Ewlyn Road.

### Services & Tenure

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: 81021003/26644/AS

