

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## **22 Collum End Rise** Leckhampton GL53 0PB



Spacious detached family house | Large mature garden | Quiet tucked away location  
Close to good local schools | Good sized accommodation | EPC E

**£525,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

# 22 Collum End Rise

## Leckhampton GL53 0PB



4 Bedrooms



1 Bathrooms



3 Receptions

A spacious four bedroom detached house located on a quiet tucked away position close to a range of excellent local schools and amenities.

In brief, the well-proportioned accommodation comprises an entrance hall, a fitted kitchen/breakfast room, dining room, cloakroom and large sitting room on the ground floor. The first floor provides four bedrooms and a shower room. To the rear of the property there is also a large mature garden offering a good degree of privacy.

Additional benefits of this family home include a single garage, ample driveway parking, double glazing throughout 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 Cheltenham town centre proceed past our offices in Leckhampton, continuing across the island onto Leckhampton Road. At the next mini island turn right into Church Road. Continue until you see Collum End Rise on your left hand side, then immediately on your left hand side there is a cul de sac where the property will be on your right hand side.

### **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**

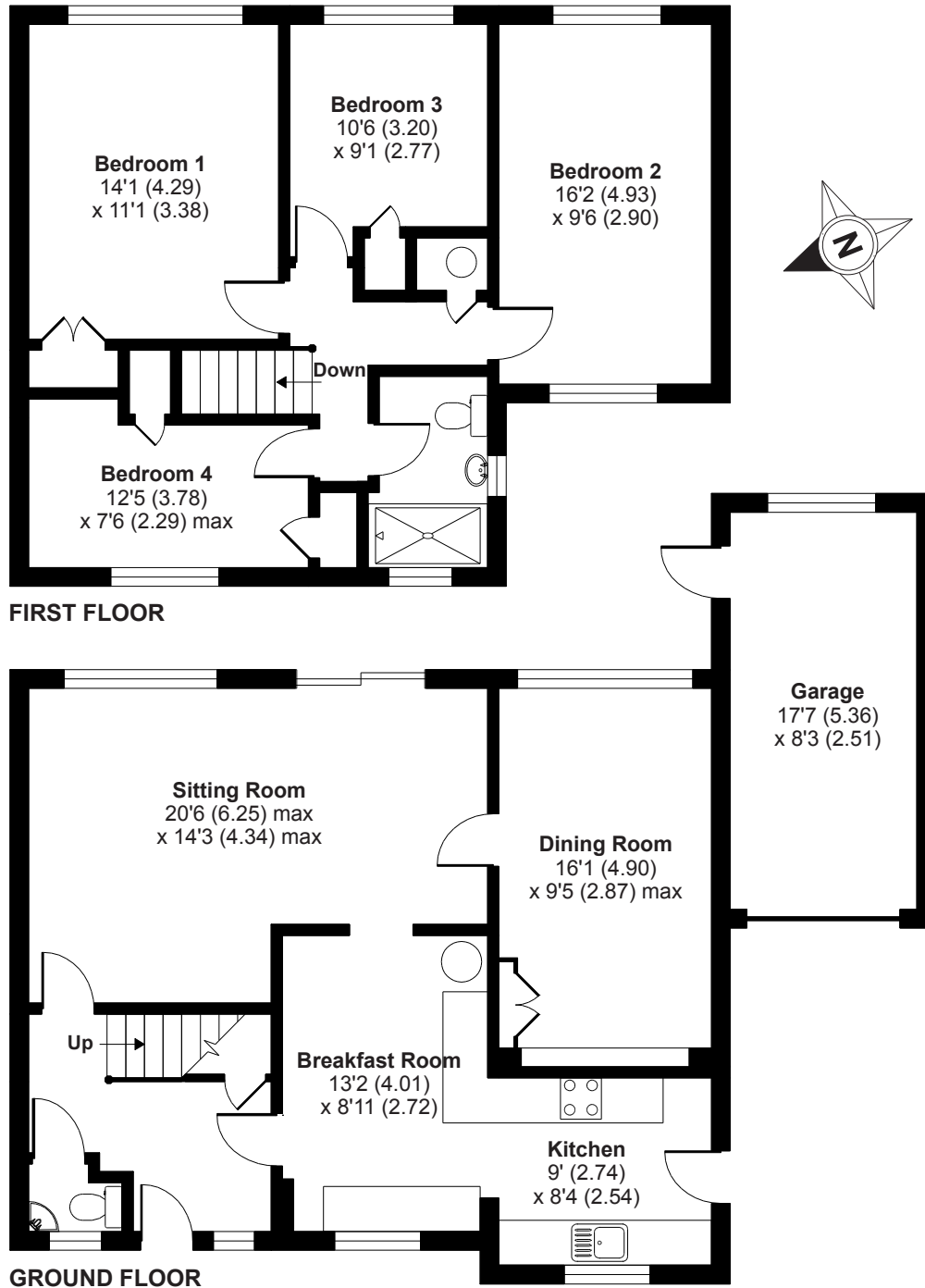
Cheltenham Borough Council

Ref: 71028092/25647/RM



# Collum End Rise, Leckhampton, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1562 SQ FT 145.1 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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