

46 Westbury Rd, Leckhampton
Cheltenham, GL53 9EW

Perry Bishop
and Chambers

the agent who keeps you informed



Well presented detached bungalow | Two double bedrooms | Fitted kitchen
Impressive double glazed conservatory | Tucked away location | EPC D

£375,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

46 Westbury Rd, Leckhampton

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2 Bedrooms



1 Bathroom



3 Receptions

A very well presented two bedroom detached bungalow located in a prestigious area, ideal for those seeking a low maintenance downsizer.

Offering the feeling of space, light and peaceful seclusion is a distinct benefit, its accommodation has been updated in recent years to a high standard and includes, an entrance hall, two double bedrooms, a fitted bathroom with a separate shower cubicle, a fitted kitchen with a range of built in appliances, a dining room, a dual aspect sitting room with French doors which lead through to a large double glazed conservatory.

Additional benefits of this fine bungalow include gas fired central heating, double glazing, a private enclosed garden, a good sized driveway provides off road parking and leads to a single garage.

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 Eagle Tower and our offices. At the traffic island continue along Leckhampton Road until the incline becomes significant at Leckhampton Hill. Turn sharp left into Old Bath Road continue for a little while and the turning for Westbury Road is on the right. The property will be found someway along on the left 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

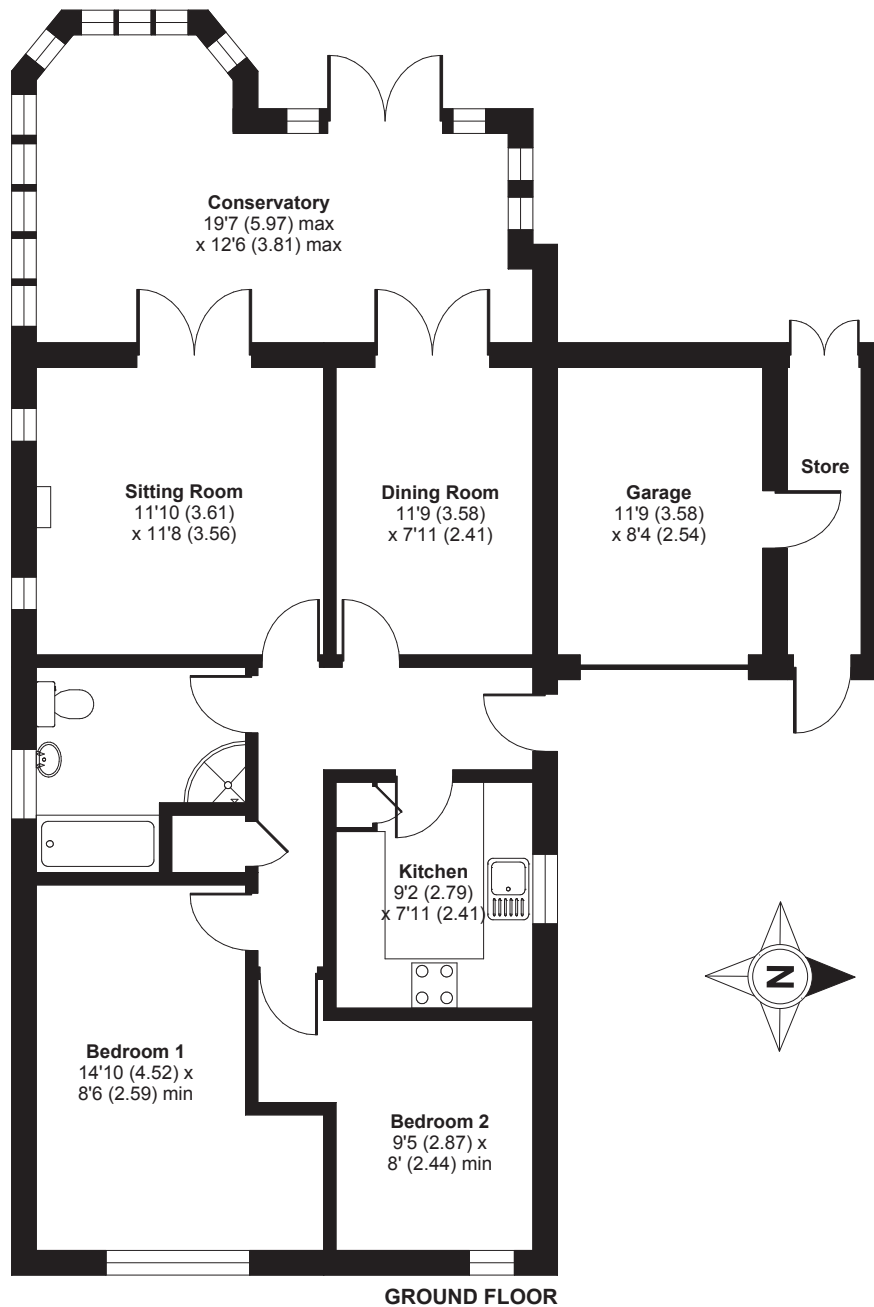
Cheltenham Borough Council

Ref: 81021052/26624/AS



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APPROX. GROSS INTERNAL FLOOR AREA 1046 SQ FT 97.1 SQ METRES (EXCLUDES STORE & 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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