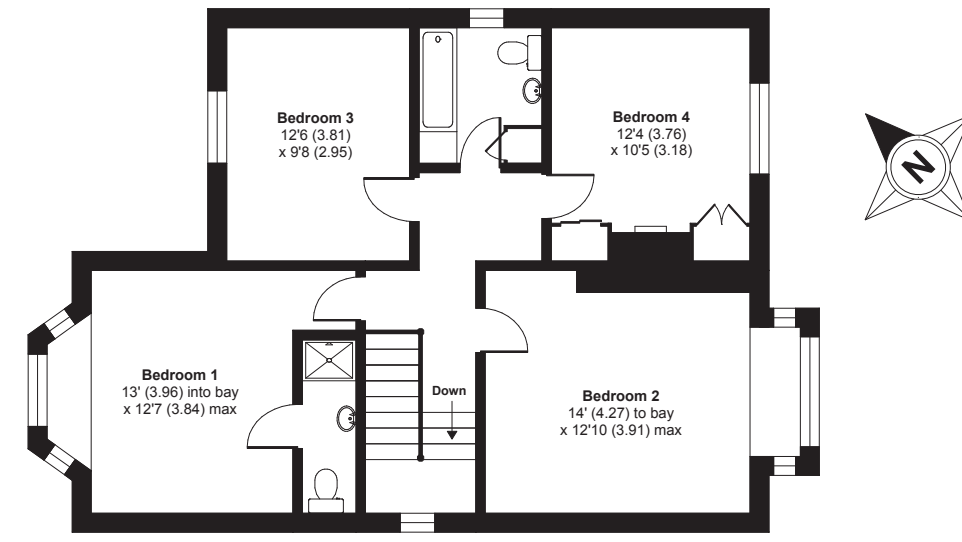


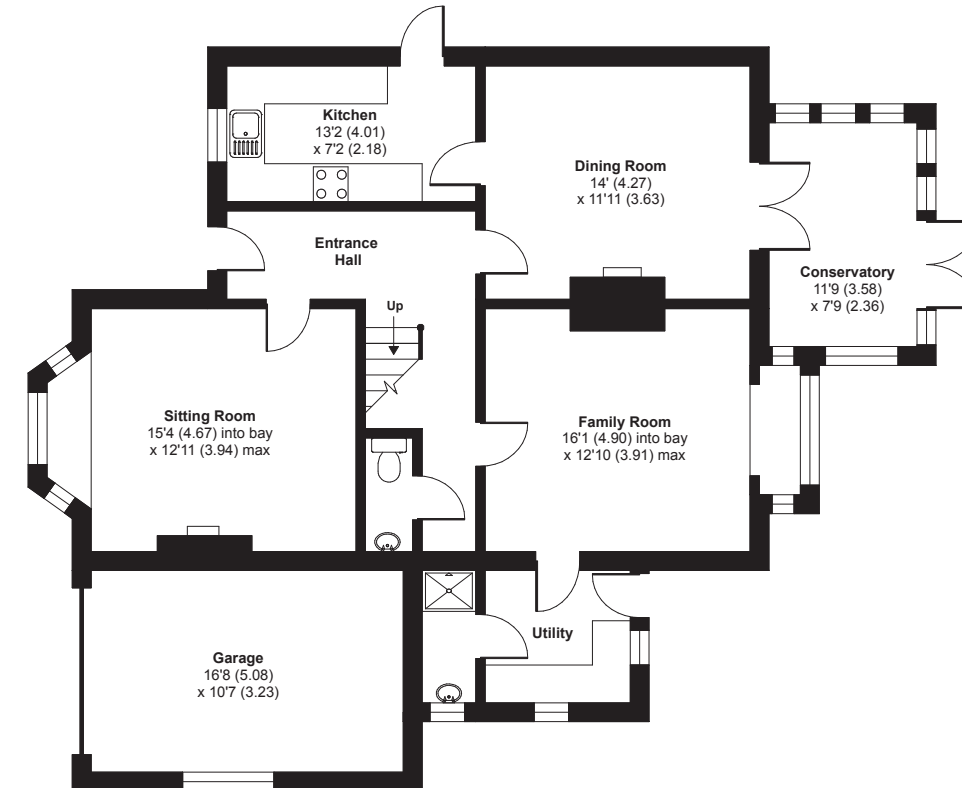


## Moorend Park Road, Leckhampton, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 2066 SQ FT 191.9 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

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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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## 57 Moorend Park Road Leckhampton GL53 0LG



Spacious detached family house | Four double bedrooms | Three reception rooms  
 Close to excellent local schools | Southerly facing mature garden | EPC E

**Guide Price £650,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

## 57 Moorend Park Road Leckhampton GL53 0LG

 4 Bedrooms  3 Bathrooms  3 Receptions

This is an impressive four bedroom detached period house situated on a corner position on this delightful tree-lined road, within easy access to excellent local schools, parks and close to the extensive amenities on Bath Road.

The well-proportioned accommodation is arranged over two floors and in brief comprises an entrance hall with stairs to the first floor, a 15ft sitting room with bay window and fireplace, a fitted kitchen with a range of units and opens into a 14ft dining room which leads into a conservatory overlooking the garden, a downstairs cloakroom, a 16ft family room with bay window, utility room and a downstairs shower room.

The landing provides loft access with a pull down ladder and is boarded, a spacious master bedroom with bay window to the front and an en-suite shower

room, and three further double bedrooms.

Additional benefits of this impressive family home include a large driveway providing off road parking leading to a garage, gated access to an enclosed southerly facing rear garden with patio, lawn and attractive flower borders.

### 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 and continuing onto Shurdington Road to the traffic lights, turn left into Moorend Park Road continue along the road and the property will be found on the right hand side just after the turning to Osprey Road.

### 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: 71026020/25172/RM

