

250 Old Bath Road

Leckhampton GL53 9EG

Perry Bishop
and Chambers

the agent who keeps you informed



Detached period house | Three bedrooms | Potential for extension if desired
Close to excellent local schools and amenities | Enclosed mature garden | EPC F

Guide Price £450,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

250 Old Bath Road

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3 Bedrooms



1 Bathroom



2 Receptions

This is a charming three bedroom detached house located in this popular residential area close to excellent local schools and with amenities on the Bath Road only a short distance away.

Offering excellent scope for improvement its current accommodation in brief comprises an entrance porch before the entrance hall with stairs to the first floor, under stairs storage cupboard and larder space, a 14ft sitting room with bay window, 14ft dining room, cloakroom, a fitted kitchen overlooking the rear garden with door into the double glazed conservatory. On the first floor there are three bedrooms and a family bathroom with a separate shower.

Additional benefits of this period home include a good sized private and mature garden and there is a driveway to the front of the property providing off road parking.

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 property will be found on the 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

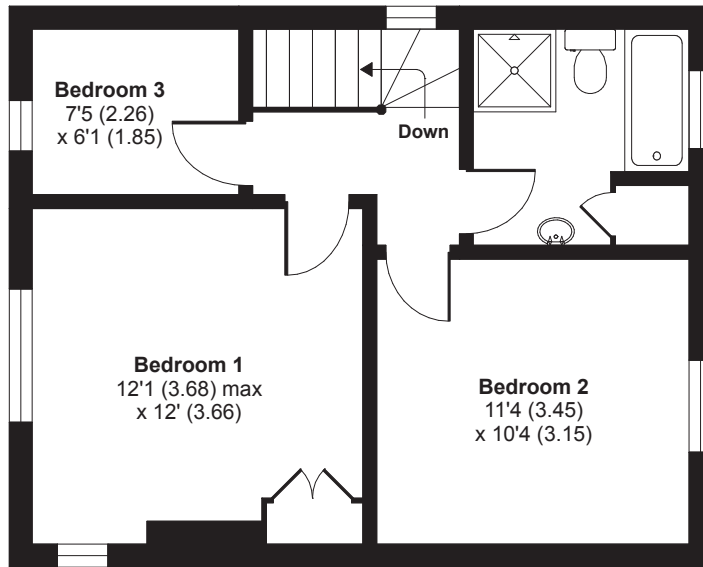
Cheltenham Borough Council

Ref: 71027022/24421/RM

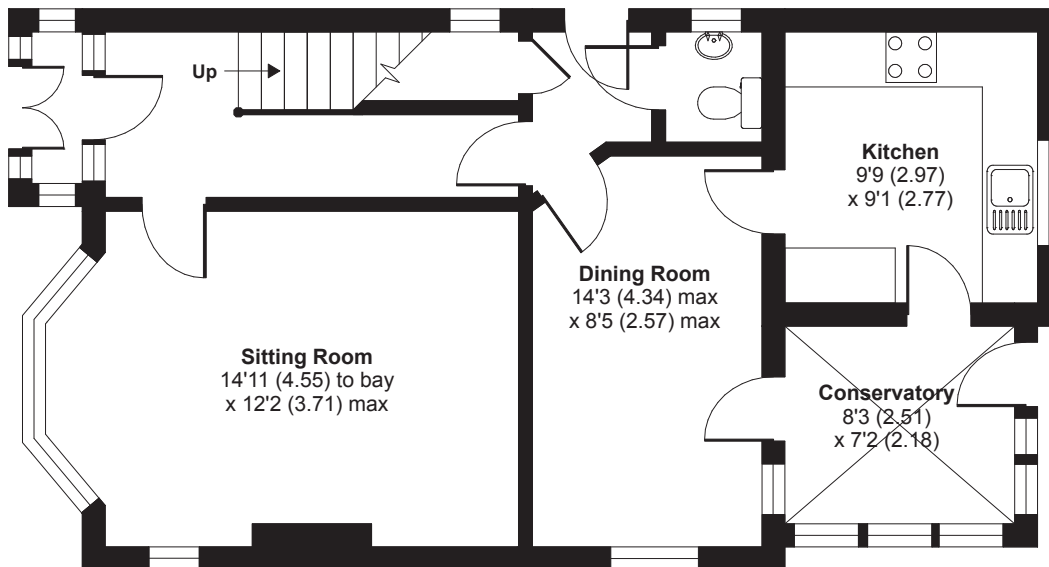


Old Bath Road, Leckhampton, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1089 SQ FT 101.1 SQ METRES



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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