

Perry Bishop
and Chambers

the agent who keeps you informed

3 Charnwood Road

Leckhampton, Cheltenham, GL53 0HN



Spacious detached bungalow | Three bedrooms | Quiet tucked away location
No through road | Close to good local schools | EPC E

£450,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

3 Charnwood Road

Leckhampton, Cheltenham, GL53



3 Bedrooms



1 Bathroom



2 Receptions

This is a spacious three bedroom detached bungalow located in a quiet no through road close to Leckhampton Primary School and an excellent range of local amenities on the Bath Road.

The accommodation in brief comprises an entrance hall with loft access, dual aspect 18ft sitting room with fireplace, a 13ft dining room, a fitted kitchen with door to the garden a shower room and separate w.c. and three double bedrooms.

Additional benefits include gas fired central heating, Fensa guaranteed double glazing, an enclosed private mature garden with a variety of shrubs and plants, a garage with electronically operated door and a driveway 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 our offices in Leckhampton. Straight across the island onto Leckhampton Road, some way along turn right into Moored Road and finally at the next mini island turn left into Moored Grove and then first left into Arden Road continue for a few hundred yards turning right into Charnwood 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

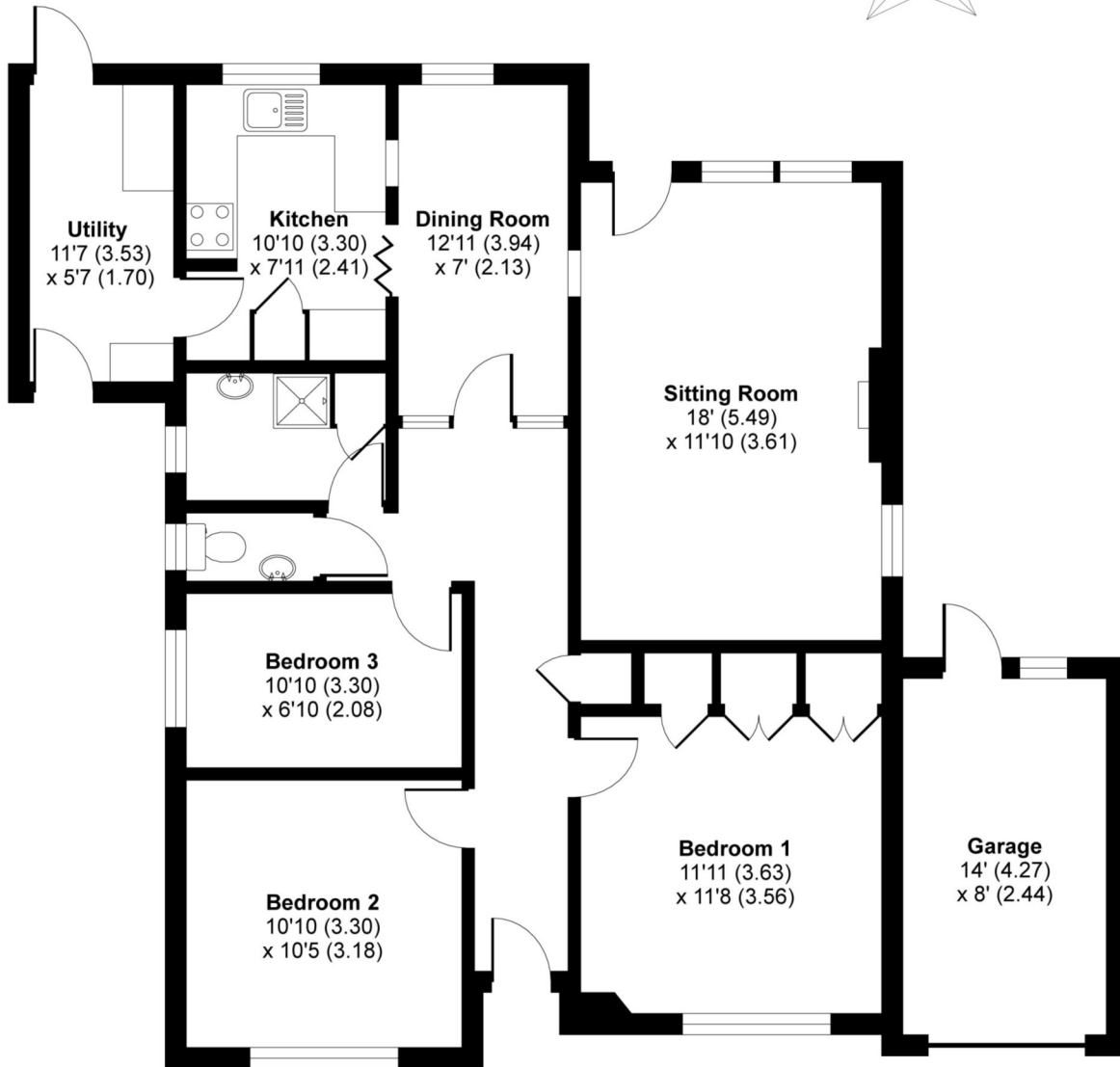
Cheltenham Borough Council

Ref: 71021141/25346/AS



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APPROX. GROSS INTERNAL FLOOR AREA 1152 SQ FT 107 SQ METRES



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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