



Moorend Grove
Leckhampton, Cheltenham, GL53 0EX

Perry Bishop
and Chambers

the agent who keeps you informed

Moorend Grove

Leckhampton, Cheltenham, GL53 0EX

Price: £850,000

The Property

With over 3000 sq ft of accommodation, Southend Lodge is not short of space. Built in the late Victorian era this four storey semi-detached villa, has plenty of character with cornicing, period style fireplaces and high ceilings. The building offers architectural interest with a distinctive tower feature. This five bedroom home delivers external appeal and practicality, with beautifully defined southerly facing corner plot gardens, remote controlled double garaging and fine views across fields and onto Leckhampton Hill.

So who is Southend Lodge for?

Our clients tenure started 21 years ago with a young family, who had endlessly hide and seek fun in the multi levelled accommodation and is perfect to pass on to another growing family. Alternatively, this is a quality location for a professional couple to entertain and with a dedicated lower ground floor level that is ideal for running a business from home. Not to be overlooked is the potential for country sellers looking to be urban buyers and Southend Lodge delivers all of the space, less of the garden maintenance and more of the local facilities. From doctors to dentists, restaurants to supermarkets, all is on hand in the bustling Bath Road area.

In summary, a solid slice of Regency Cheltenham with peace and privacy.

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, someway along turn right into Moorend Road and finally at the next mini island straight over into Moorend Grove and the property will be found on a right hand corner.

Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

Local Authority

Cheltenham Borough Council
Council Tax Band F

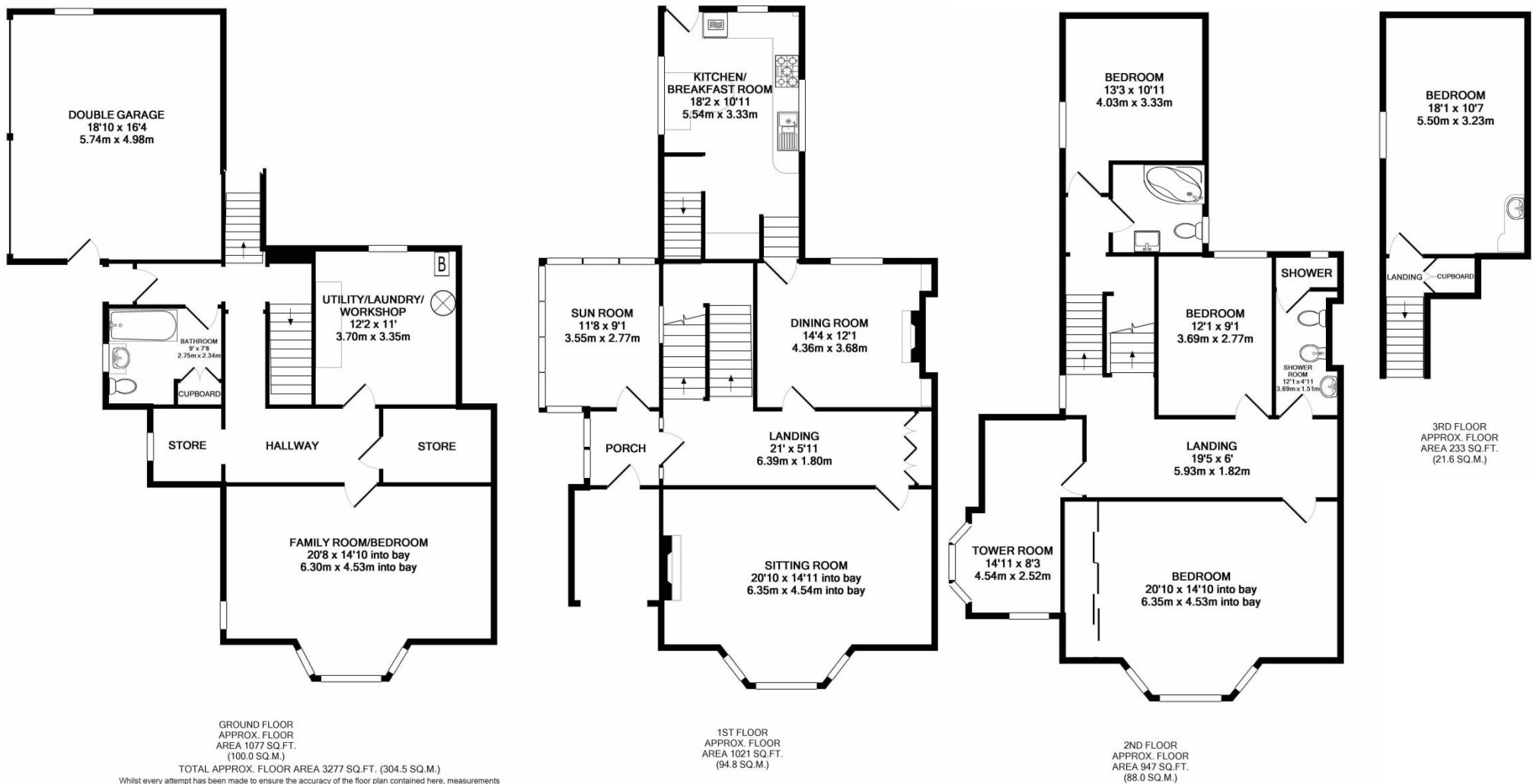
Services and Tenure

We believe the property is served by mains electricity, gas, water, 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.

EPC Rating F







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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