



PETER BALL & CO.
ESTATE AGENTS

CHESTNUT PLACE, LECKHAMPTON, CHELTENHAM GL53 0QE

£550,000

- Corner Plot
- Living Room & Study
- Dining Room
- Kitchen/Family/Sun Room
- Utility Room & Cloakroom
- Four Bedrooms
- Two Bathrooms
- Double Garage

PROPERTY DESCRIPTION

A well designed and sympathetically extended, modern, family house which was built by "Pye" builders in the 1980's and enjoys versatile and spacious accommodation throughout and is situated within this much sought after position enjoying a good sized corner plot. The front garden is mainly laid to lawn with a tarmac driveway giving off road parking for two vehicles which lead to the double garage, steps lead up to the front door. The entrance hall leads into the dining hall and study, Kardean flooring follows through to the dining room and kitchen. The dining hall has a window to the front, double doors to the living room, double doors to the family/sun room, door to the kitchen and stairs to the first floor. The study has a window to the side and a very large built-in cupboard. The kitchen has a range of wooden wall and base units, stainless steel double bowl sink unit, integrated dishwasher, double freezer, under counter fridge, five ring gas hob, double eye level ovens, extractor, door to utility area and opening into the family/sun room which has windows to the rear including four Velux windows, a single and double doors onto the patio area and garden. The utility room houses the "Vaillant" wall mounted boiler, stainless steel single bowl sink, plumbing for washing machine and door to



the cloakroom. The cloakroom has a two piece suite. The living room has a feature open fireplace with gas fire and sliding doors to the rear garden. The first floor landing has doors to the four good size bedrooms and family bathroom. Bedroom one has a window to the front enjoying distant views and en-suite bathroom with a replaced white suite and marble hand basin resting on a vanity unit. Bedrooms two and three are both doubles with built-in wardrobes. Bedroom four is a large single with a window to the rear aspect. The family bathroom also has a replaced white suite and marble hand basin resting on a vanity unit. The c.43ft enclosed rear garden is mainly laid to lawn with a paved patio area ideal for al-fresco dining, gated side access to the front and to the attached double garage. The garage has two up-and-over doors with power, light and a water tap. This super family home also benefits from double glazing and gas central heating.

SITUATION

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a delicatessen, butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

DIRECTIONS

Leave our Leckhampton office via the Shurdington Road and turn left onto Kidnappers Lane. Turn right onto Brizen Lane and immediately left onto Chestnut Place, where the property can be found immediately on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	74
		68	68

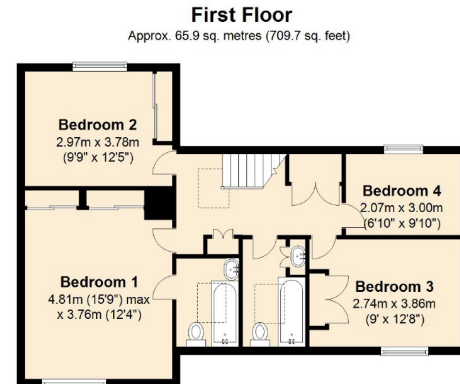
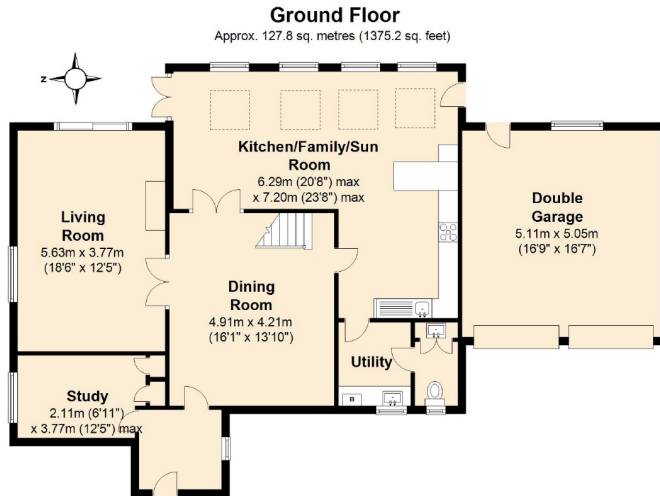
Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





Total area: approx. 193.7 sq. metres (2084.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.