



PETER BALL & CO.  
ESTATE AGENTS

# CHARNWOOD ROAD, LECKHAMPTON, CHELTENHAM GL53 0HJ

**£695,000**

- Modernised & Extended
- Highly Sought After Area
- Detached Family Home
- Living/Dining/Kitchen
- Two Reception Rooms
- Four/Five Bedrooms
- Bathroom & Shower Room
- Garage & Off Road Parking

## PROPERTY DESCRIPTION

A great opportunity to own this beautifully extended and modernised, detached, four/five bedroom family home which has been cleverly designed and immaculately presented, to offer contemporary, versatile, light and airy accommodation with generous living space throughout, found in this highly sought after location ideal for young families and professionals.

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 butchers, greengrocers and bakers.



The area has several excellent primary schools and good bus services to the Town Centre.

The property can be accessed via a well established front garden which is mainly laid to lawn and surrounded by hedges, shrubs, flower beds and mature trees. A path leads to an open porch. The accommodation comprises: open plan kitchen/dining/living area, family room/bedroom five, additional downstairs bedroom, shower room, utility room, on the first floor there are three further double bedrooms and a family bathroom, single detached garage, off road parking and gardens to the rear. The property also benefits from Rockstone tidal blue floor tiles, double glazing, new gas central heating and newly rewired.

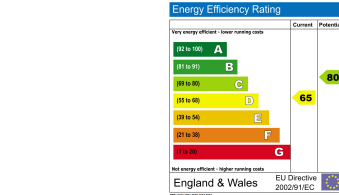
## SITUATION

## DIRECTIONS

Travel via Leckhampton Road and take a right hand turning onto Moorend Road. Turn left onto Hall Road, right onto Arden Road and left onto Charnwood Road where the property will be found on the left hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band E.



Viewing by appointment with your local office of

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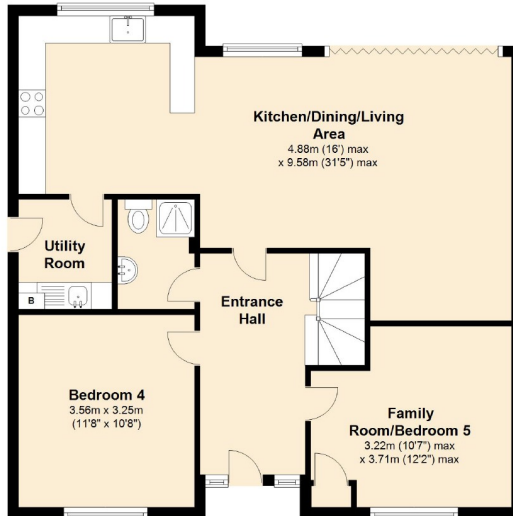
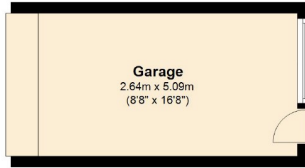
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



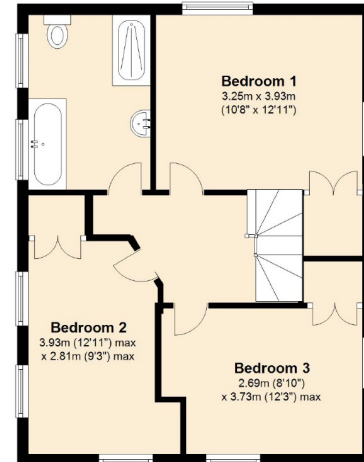
## Ground Floor

Approx. 70.5 sq. metres (758.7 sq. feet)



## First Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



Total area: approx. 120.4 sq. metres (1295.6 sq. feet)

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