



PETER BALL & CO.
ESTATE AGENTS

CHURCH ROAD, LECKHAMPTON, CHELTENHAM GL53 0QH

£625,000

- Chalet Bungalow
- Spacious Living Room
- Large Dining Room
- Utility & Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms
- Attic Bedroom & En-Suite
- Family Bathroom

PROPERTY DESCRIPTION

An attractive, spacious, detached chalet bungalow found in this desirable location and situated within this generously sized plot of land enjoying open views and privacy close to local schools and amenities.

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.

This property can be reached via a low maintenance, private front garden enclosed by wooden fencing, hedges, mature trees and shrubs. A tarmac driveway leads to a carport, single tandem garage and the front door. The accommodation comprises entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility room, conservatory, three bedrooms, en-suite and family bathroom. The first floor has an attic room with two Velux windows with views of the hill, an open dressing area and shower cubicle, built-in wardrobes, doors giving access to the eaves and a walk-in store room.

The property also benefits from double glazing, gas central heating and two septic tanks. The generous rear garden is south facing, c.105 ft and enjoys mature trees.

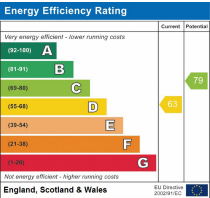
SITUATION

DIRECTIONS

Leave our Leckhampton office via the Leckhampton Road and at the second mini roundabout turn right into Church Road. Continue a little distance passing Sue Ryder and just at the start of the left hand bend the entrance to the property can be found on the left hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council. Tax Band F.



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.



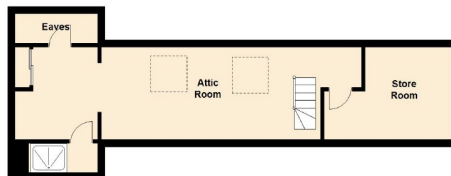
Ground Floor

Approx. 138.1 sq. metres (1486.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 173.1 sq. metres (1863.7 sq. feet)

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