



PETER BALL & CO.
ESTATE AGENTS

PILFORD AVENUE, LECKHAMPTON, CHELTENHAM GL53 9EJ

£595,000

- Characterful Family House
- Sought After Private Road
- Super Views
- Beautifully Presented
- Three Reception Rooms
- Three Bedrooms
- c.152 ft South F/Garden
- Garage & ORP

PROPERTY DESCRIPTION

An excellent opportunity to purchase this beautifully presented, bay fronted, previously extended, three bedroom, semi detached family home offering spacious accommodation throughout and enjoying an enclosed c.152ft south facing rear garden. This loved family home is ideally situated within this desirable private road, ideally situated close to Leckhampton Hill, good local schools, Bath Road shops and bus routes.

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.



This much sought after family home can be accessed via a low maintenance front garden which is partly gravelled. A tarmac driveway gives off road parking and leads to the garage and the enclosed porch. The accommodation comprises in brief: entrance hall, cloakroom, living room, family room, dining room, kitchen and utility area. On the first floor there are three good sized bedrooms and a family bathroom. Outside there is a single garage with an office attached and an impressive south facing rear garden with views to Leckhampton Hill. Further benefits include wooden flooring, characterful features, 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. The area has several excellent primary schools and good bus services to the Town Centre.

DIRECTIONS

Leave our Leckhampton office via the Leckhampton Road and turn left onto Charlton Lane. Turn right onto Old Bath Road, then left onto Pilford Avenue where the property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band TBC.



Awaiting EPC

Viewing by appointment with your local office of
PETER BALL & CO ESTATE AGENTS

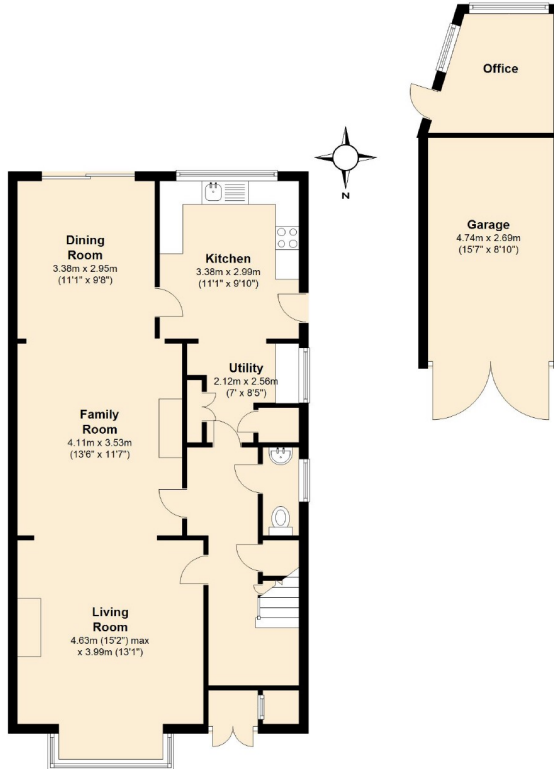
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



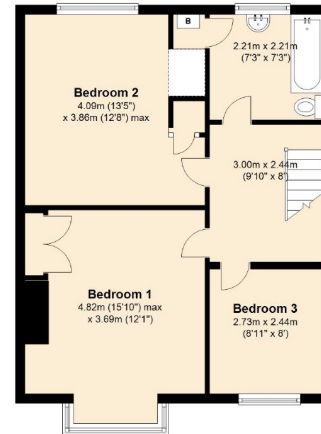
Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



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