



PETER BALL & CO.
ESTATE AGENTS

LECKHAMPTON ROAD, LECKHAMPTON, CHELTENHAM GL53 0DH

£639,950

- Edwardian Villa
- Sought After Location
- Two Reception Rooms
- Impressive Kitchen
- Sun/Dining Room
- Three Double Bedrooms
- Useful Cellar
- c.82ft Stunning Garden

PROPERTY DESCRIPTION

A very sought after and rarely available, characterful, classic red brick, bay fronted, semi detached, period property situated within this desirable location of Leckhampton just a short stroll from good local schools, popular shops and amenities. This Edwardian villa enjoys an extended sun/dining room off the impressive refitted "Parlour Farm" kitchen with access to the stunning private garden.

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 attractive property offers generous living accommodation over two floors. The ground floor accommodation consists of a

characterful living room, additional family room, generous sized open kitchen/sitting area and sun/dining room. On the first floor are three double bedrooms of which one has an en-suite cloakroom and refurbished family bathroom. There is also a good sized and very useful refurbished basement with ample head height and additional storage. The mature, stunning rear garden measures approximately c.82 ft and is mainly laid to lawn. To the front is a low maintenance manicured garden with box hedging with paved path to entrance and side gate. Further benefits include many characterful features, gas central heating with newly installed "Worcester Bosch" gas boiler, internal bespoke shutters and "Cotwold stone" patio area.

SITUATION

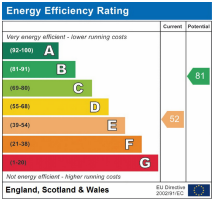
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DIRECTIONS

From our Leckhampton Office, proceed up the Leckhampton Road where the property can 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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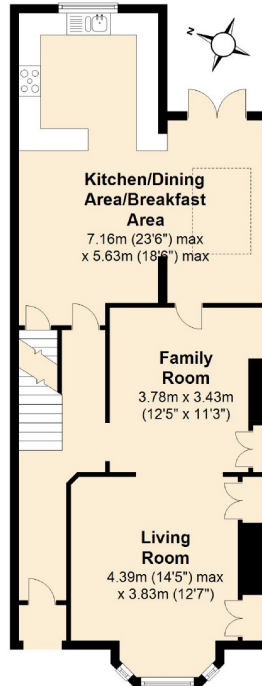
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



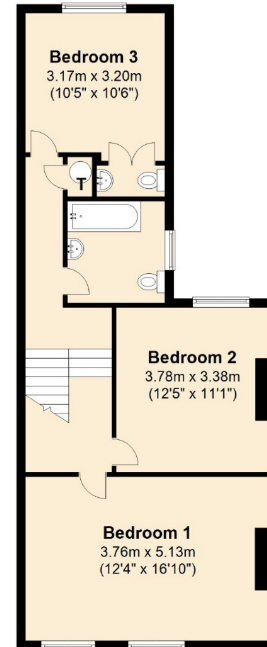
Ground Floor

Approx. 76.9 sq. metres (827.8 sq. feet)



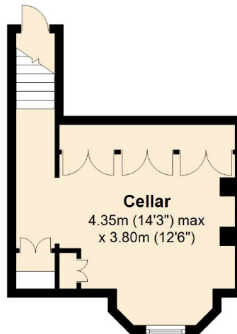
First Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Basement

Approx. 22.4 sq. metres (241.6 sq. feet)



Total area: approx. 161.5 sq. metres (1738.0 sq. feet)

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