



PETER BALL & CO.
ESTATE AGENTS

HALLAND ROAD, LECKHAMPTON, CHELTENHAM GL53 0DJ

Guide price £755,000

- Period Family Home
- Private Road
- Sought After Location
- Spacious Accommodation
- Period Features
- Four Bedrooms
- c.65ft South Facing Grdn
- Garage

PROPERTY DESCRIPTION

OPEN DAY SATURDAY 14TH OCTOBER 9.30AM - 12.00PM.
PLEASE CALL TO BOOK AN APPOINTMENT ON 01242 261400.

A distinguished, characterful, period, bay fronted semi detached family home, sympathetically extended, offering an elegant presence and enjoying versatile spacious accommodation throughout, situated within this most desirable private road within Leckhampton, close to local 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 red brick, handsome property can be accessed via a low maintenance gravelled front garden with a shared driveway to the side which leads to the single garage at the rear including a path leading to an enclosed porch and entrance. The versatile accommodation comprises:- entrance hall, living room, separate dining room, snug/breakfast room, kitchen, utility room, conservatory, cloakroom and cellar. On the first floor there are four good sized bedrooms, family bathroom and separate W.C.

The enclosed rear garden is a good size southerly facing garden measuring approx 65ft which is mainly laid to lawn with flower beds, trees and shrubs. Further benefits include many period features, gas central heating and double glazing.

SITUATION

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DIRECTIONS

Leave our Leckhampton office via the Leckhampton Road and turn right into Halland Road where the property can be found 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			
		65 Current	67 Potential

Viewing by appointment with your local office of

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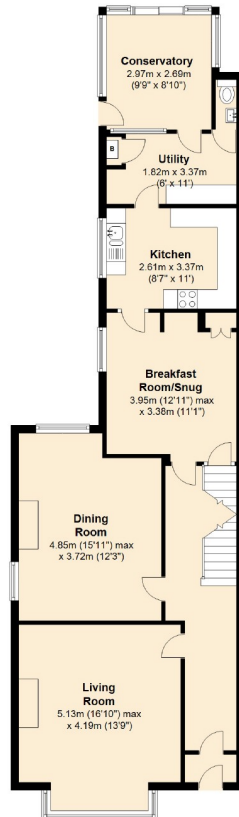
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



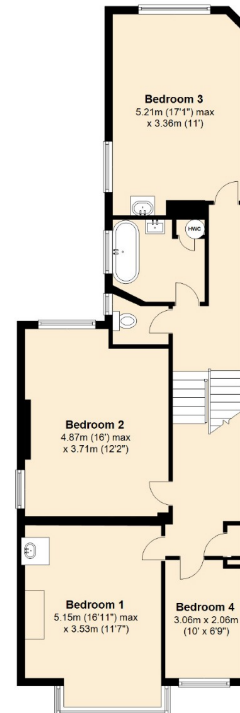
Ground Floor

Approx. 67.3 sq. metres (939.9 sq. feet)



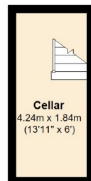
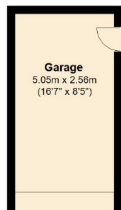
First Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



Basement

Approx. 7.8 sq. metres (84.0 sq. feet)



Total area: approx. 175.0 sq. metres (1883.8 sq. feet)

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