

HUNTERS®

HERE TO GET *you* THERE



Pilford Close

Leckhampton, Cheltenham, GL53 9HA

Offers In Excess Of £650,000



Council Tax: E



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Hunters Estate Agents of Cheltenham are delighted to present this beautiful modern four-bedroom detached family home for sale, backing onto woodland in Central Leckhampton and complete with double garage and off-road parking.

Here is a wonderful opportunity to create a home of your dreams nestled amongst one of Cheltenham's most desirable residential locations being just a few metres from Sandy Lane Park and the Old Pats Rugby Ground. The property is now over 30 years old and will require some cosmetic updating, presenting itself as a blank canvass ready for a creative new owner. Neighbouring houses have been extended with some having added a third floor; such is the desirability of the area.

The accommodation includes:

Ground Floor: The large 12' hall is a grand entrance to this spacious home and has a porch barrier and encompasses a guest's cloakroom. The 18' sitting room and 11'+ dining room span the rear of the property. A third reception room, ideal as a study, playroom, music room or a fifth bedroom for guests, sits to the left of the property with the kitchen occupying the right.

First Floor: The principal suite occupies the entire right-hand side of the property with bedroom one facing the rear elevation, with a dressing area allowing access to a full en-suite facing the front. Bedrooms two and three also face the rear with a private aspect backing onto trees. Bedroom four and the bathroom face the front.

Outside: The ample drive leads to a double garage with electrically operated up and over door. The garage has mains power and light. There is additional under eave storage if required. The large rear garden is accessed from either; the side of the property, from the sitting room or from a pedestrian service door in the garage, and offers a high degree of privacy and plenty of space to extend into (subject to relevant planning consent)

A prime piece of Cheltenham real estate, at an realistic purchase price. Highly recommended.

Tel: 01242 528500

- Four Bedroom Detached Family House
- Large Garden Backing onto Woodland
- Three Reception Rooms
- Requires Modernisation
- Council Tax Band E | Energy rating (EPC) C

- Central Leckhampton Location
- Double Garage plus Off Road Parking
- Two Bathrooms
- Perfect for Extending (Subject to Approval)
- Tenure - Freehold

Sitting Room

18'5" x 11'8" (5.62 x 3.57)

Dining Room

11'8" x 9'8" (3.56 x 2.97)

Kitchen

16'4" x 7'8" (4.98 x 2.36)

Study

10'7" x 8'11" (3.24 x 2.74)

Cloak Room

6'2" x 4'0" (1.88 x 1.22)

Porch

8'3" x 3'5" (2.53 x 1.05)

Bedroom One

11'8" x 11'6" (3.58 x 3.53)

Dressing Room

7'8" x 7'8" (2.35 x 2.35)

En-Suite

7'8" x 5'11" (2.35 x 1.82)

Bedroom Two

10'11" x 9'8" (3.35 x 2.95)

Bedroom Three

9'7" x 8'3" (2.94 x 2.54)

Bedroom Four

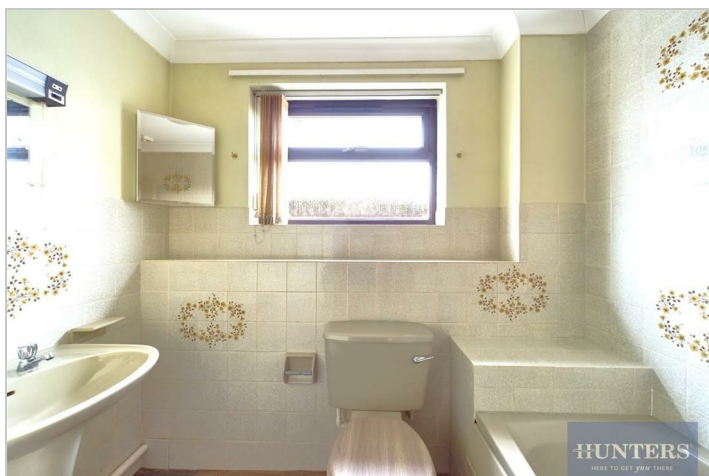
8'11" x 7'4" (2.74 x 2.24)

Bathroom

7'5" x 6'8" (2.28 x 2.04)

Double Garage

16'11" x 16'7" (5.16 x 5.08)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area*

1640.31 ft²
152.39 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.