

40 MERLIN WAY,  
LECKHAMPTON, CHELTENHAM, GL53 0LU

 Charles Lear





## 40 MERLIN WAY

This spacious detached bungalow stands in an idyllic location overlooking established trees on a peaceful road. The property is offered with accommodation comprising of a fitted kitchen with Poggen Pohl units, a light and airy open plan 24' sitting/dining room, three bedrooms and a modern shower room.

- Fantastic location, tucked away overlooking mature trees yet very close to excellent schools, including Leckhampton High School, local amenities, main transport links and open countryside
- Hall with a cloakroom and generous storage
- Kitchen with Poggen Pohl units and a range of built in appliances, separate 24' sitting/dining room with a lovely view of mature trees
- Three bedrooms, two of which are large doubles and modern shower room
- Off road parking for two/three vehicles, detached single garage and low maintenance front and rear gardens, the rear being predominantly paved with raised vegetable beds
- Offered with no onward chain and requiring general updating

This lovely detached bungalow comes to the market for the first time in approximately 20 years. A much loved home the property benefits from spacious accommodation including a light and airy sitting room with lovely rural views, three bedrooms, two of which are generous doubles and a refitted kitchen and bathroom. Externally the property occupies a sunny position with off road parking, a single garage, and low maintenance front and rear gardens.







### SITUATION

The property forms part of a peaceful residential road enjoying a particularly pleasing rural aspect within a popular development which predominantly dates from the 1960s. Nearby Burrows Field offers scenic walks and a number of sporting facilities along with a café whilst the vibrant Bath Road shopping district offers an excellent selection of shops, cafes, supermarkets, public houses, butchers and restaurants, is less than one mile from the property and easily accessible on foot. The property also falls within the Leckhampton High School catchment zone is in walking distance of a doctor's surgery and is well placed for access to local bus routes and motorway links.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £2,654.76p.a. (2024/2025).

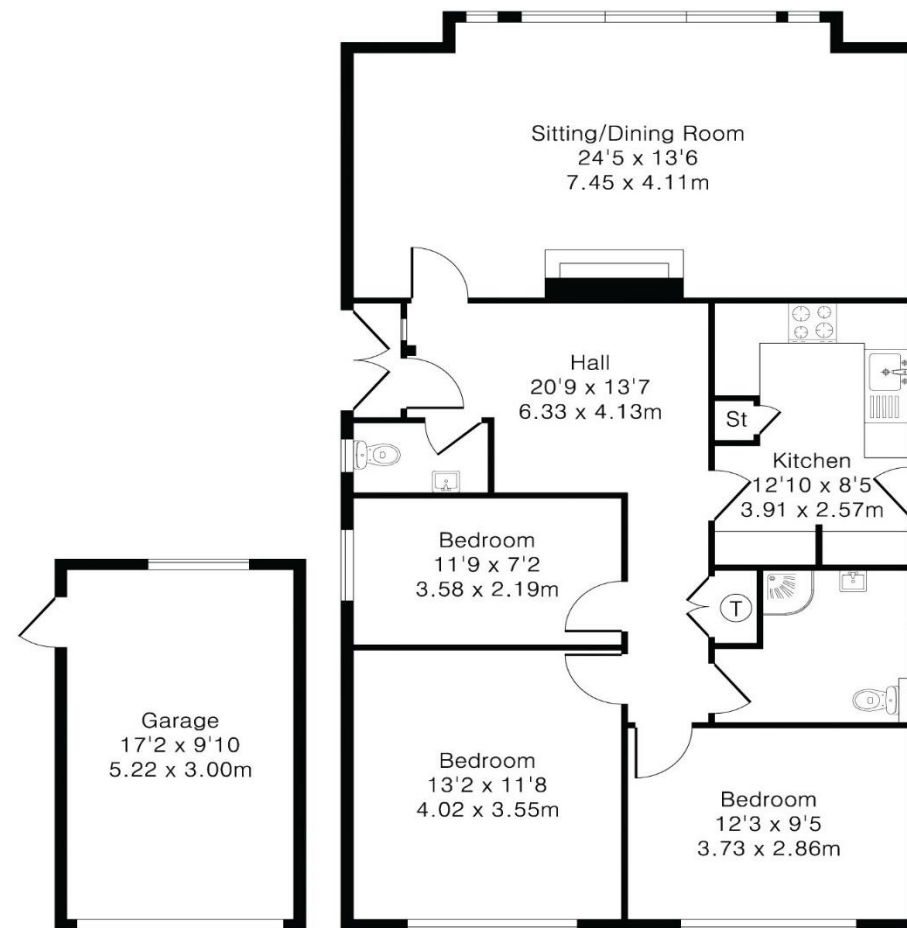
EPC Rating: E

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on: 01242 222722.



Approximate Gross Internal Area 1218 sq ft – 113 sq m  
 Ground Floor Area 1049 sq ft – 97 sq m  
 Garage Area 169 sq ft – 16 sq m



Garage

Ground Floor