

43 UPPER NORWOOD STREET, LECKHAMPTON,
GLOUCESTERSHIRE, GL53 0EA.

 Charles Lear



43 UPPER NORWOOD STREET

This exceptional mid terrace cottage is situated on a popular street within a short walk of the vibrant Bath Road in Leckhampton. The property benefits from a stunning light and airy open plan 19' sitting/dining room, a well fitted galley kitchen, rear hall leading to a modern ground floor bathroom on the first floor there are two well-proportioned bedrooms. At the rear is a lovely enclosed low maintenance southerly facing garden, mainly lawned with a patio area.

- Outer porch leading to an impressive open plan light and airy 21' sitting/dining room
- Well-appointed modern galley kitchen with built in appliances including a fridge/freezer, dishwasher & range cooker leading to the rear hall with a boiler cupboard and door to the rear garden
- Modern contemporary ground floor bath/shower room and two first floor bedrooms
- Gas centrally heated and double glazed
- Fantastic location close to the main transport links, excellent schools, amenities and unspoiled open countryside
- Twenty minutes' walk to Montpellier and the town centre
- Southerly facing rear garden with terrace and lawn

The property forms part of a terrace of period cottages in a prime location within the town. The property is beautifully presented and at the rear is an enclosed low maintenance southerly facing garden, mainly lawned with a patio ideal for summer dining. Internally the property is extremely well presented with a stunning open plan sitting/dining room with exposed flooring, complemented by a modern kitchen with a large picture window, modern white bathroom and upstairs there are two good sized bedrooms.





SITUATION

Upper Norwood Street is a peaceful residential street, forming part of an established popular district comprising of similar types of homes within a short walk of the vibrant Bath Road and its wonderful independent shops and cafes alongside supermarkets, public houses and restaurants. Noteworthy the property falls within the Leckhampton High School catchment and is also within proximity of excellent primary schools including Leckhampton C of E, Naunton Park and St James. Leckhampton is renowned for its community atmosphere and beautiful countryside, it is also well placed for access to the town and transport links including the M5 motorway at J's 11 & 11a.

GENERAL INFORMATION

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: C - £1,838.57 pa. (2024/2025).

EPC Rating: D

VIEWINGS

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



Approximate Gross Internal Area 657 sq ft - 61 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 246 sq ft – 23 sq m

