

49 LEIGHTON ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6BD





## 49 LEIGHTON ROAD

Dating from c.1830 this attractive Victorian property stands in a peaceful residential road within the popular district of Fairview. The area is served by a very good range of local amenities including bars, cafes and a convenience store & is also a short walk from the town centre. Internally there is a 13' kitchen, 23' sitting/dining room, three bedrooms, a re-fitted bath/shower room, cellar & externally there is a south facing garden.

- Popular location close to amenities, the town centre and beautiful parks such as Pittville & Sandford parks
- Offered in very good condition throughout with a modern kitchen and re-fitted bath/shower room
- Open plan dual aspect sitting/dining room with a cast iron fireplace, built in storage and a wide bay window fitted with plantation blinds
- Modern, wide galley kitchen with generous storage, integrated appliances and doors to the rear garden
- Spacious landing off which are three bedrooms two being generous doubles and a modern four-piece bath/shower room
- Unconverted cellar ideal for storage
- Private and low maintenance south facing walled garden and a residents permit parking scheme is in operation on the road

Set back from the road behind wrought iron railings with the benefit of a small front garden ideal for potted plants is this very attractive Victorian property. The property benefits from a superb light and airy open plan sitting/dining room with a fireplace, a modern kitchen with access to a low maintenance south facing walled garden and on the first floor are three bedrooms and a modern four-piece bathroom, the lower floor offers a cellar providing an ideal storage area.







### SITUATION

This popular road is situated within walking distance of a variety of local amenities on Hewlett Road, the town centre, the Promenade, Cheltenham General Hospital and the Lido. The area is fortunate to benefit from a good selection of primary and secondary schools including Holy Apostles, Berkhamstead and Pittville School and some of the towns finest countryside can be found a short drive away on Cleeve Hill, deemed the highest point in the Cotswolds, and the town's largest open green space. The property is conveniently located for access to the A40 to the Cotswolds, Oxford and London and Cheltenham rail station is less than two miles from the property.

### 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 £2007.36 Approx

EPC Rating: D

Residents Permit Parking: Approx cost £63.00 per year, visitor permits are also available.

Viewing: Strictly by prior appointment through Charles Lear & Co. 01242 222722



## Leighton Road

Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft

Cellar = 22.3 sq m / 240 sq ft

Total = 122.2 sq m / 1315 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200489)

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