



6 Clare Court, Clare Street, Leckhampton, Cheltenham, Gloucestershire GL53 7NN

Within a short walk of the popular Leckhampton Bath Road shopping district, this delightful end terrace house offers well-presented accommodation arranged over three floors. Comprising kitchen/breakfast room, conservatory, cloak/utility room, sitting room, three bedrooms all with ensuite shower rooms an enclosed rear garden and off street parking.





Spread across 1143 sq ft and built in late 1970's, this three-storey house offers well balanced and presented accommodation. The property features three double bedrooms, each accompanied by its own ensuite shower room, ensuring privacy and convenience for all residents.

To the front of the property on the first floor is a bright sitting room with two tall south facing windows, while the well-appointed kitchen/breakfast room leads to a conservatory with double doors opening into an enclosed c.18'x15 rear garden, perfect for enjoying a cup of tea on a sunny morning.

In addition there is a useful cloakroom with utility cupboard.

Conveniently offering parking for one vehicle, this property is ideal for those seeking a home in a sought-after location close to facilities.

The property is being sold chain free and features gas fired central heating to radiators, double glazed windows and has recently been redecorated.



General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band C

EPC: C - 73/85

Parking: Semi covered off street car parking for one vehicle.

Title Number: GR306090



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 Approximate Gross Internal Area 1143 sq ft / 106.2 sq m (excluding the car port)

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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