



117 Leckhampton Road, Leckhampton, Cheltenham, Gloucestershire GL53 0DQ



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A five bedroom detached period family house requiring modernisation and refurbishment is set of the road behind a 'in and out' driveway offering 2228 sq ft of accommodation arranged over several floors.





The house offers an amazing opportunity, rarely found, to create a substantial family home in a prime residential area in Cheltenham.

Retaining much original charm and character this house requires substantial modernisation and refurbishment to bring up to current day standards.

The generous accommodation, arranged over several floors offers to the ground floor a recessed entrance porch with a front door leading into a wide entrance hall with a 10' tall ceiling. To the front of the property are two reception rooms one with a splay bay window the other with a square bay window. To the rear is a breakfast room, rear porch off which is a shower room, kitchen with pantry and utility room and a separate W.C.

A staircase from the entrance hall leads up to a split level landing off which are two good sized bedrooms and a separate W.C. The staircase continues to the first floor where there are another two double bedrooms and a bathroom. The stairs continue to the second floor where the fifth bedroom is found which has access to a walk in attic.

Outside to the rear is an enclosed garden (c.115'48') with lawn and a path leading to the bottom where there is a substantial pond, greenhouse and garden shed/workshop (c.14'10x9'6). To the side of the property is an attached garage with folding wooden doors to the front & rear. In addition there is a brick built bicycle/lawn mower store. To the front is a block paved 'in and out' driveway which provides car parking for several vehicles.

The property features gas fired central heating and is being sold chain free.

## General

Services: All mains service are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band F

EPC: E (50-74)

Parking: Garage and off street drive parking.





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 Approximate Gross Internal Area 2228 sq ft / 207 sq m (excluding garage)

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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