



26 ASQUITH ROAD, LECKHAMPTON, CHELTENHAM, GL53 7EL

A WELL PRESENTED 4 BEDROOM TOWNHOUSE LOCATED IN AN EXCEPTIONALLY POPULAR AREA OF LECKHAMPTON WHICH BACKS ONTO NAUNTON PARK AND THE ADDED ADVANTAGE OF PRIVATE OFF ROAD PARKING AND A VERY IMPRESSIVE



Asquith Road is a very well-regarded area of Leckhampton set close to Naunton Park primary school and backing onto Naunton Park. The property has benefited from a number of major improvements and now offers three floors of accommodation and a very smart attached garage/workshop. The property is setback from the main road with wrought iron railings enclosing the front.

On entering the property, the hall leads through to all ground floor accommodation. At the front is a generous sitting room with ornate fireplace and surround. The sitting room, dining room and kitchen/breakfast room. The kitchen has an array of fitted units and built in appliances. There is ample space for a dining table and also has access to the courtyard garden. There is also an especially useful cloakroom.

On the first floor are three bedrooms and a 4-piece bathroom including separate shower and roll top bath. On top floor is a stunning bedroom which has a special vista of the park and the skyline of Cheltenham. It also has an en suite shower room.

No 26 is at the end of the road and has benefitted from a sizable investment into the development of a luxurious garage/workshop which has plumbing for domestic appliances, sink and a full opening width Horman electric roller door. In addition to this there is a paved driveway with parking for two cars.

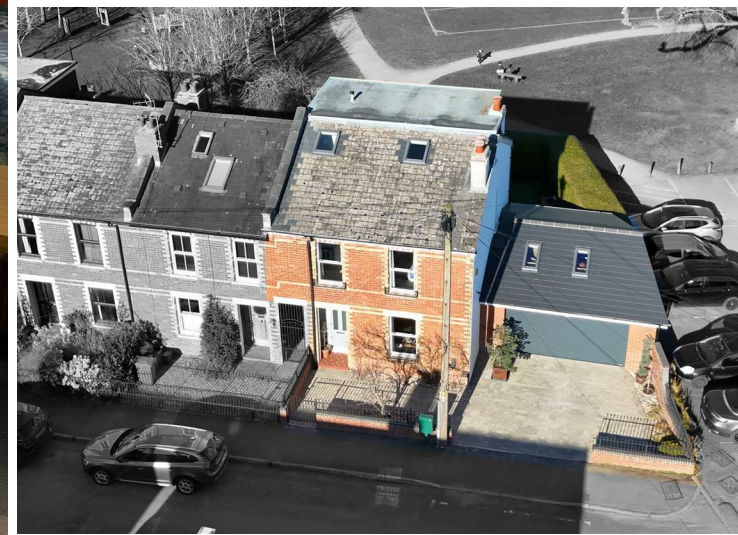
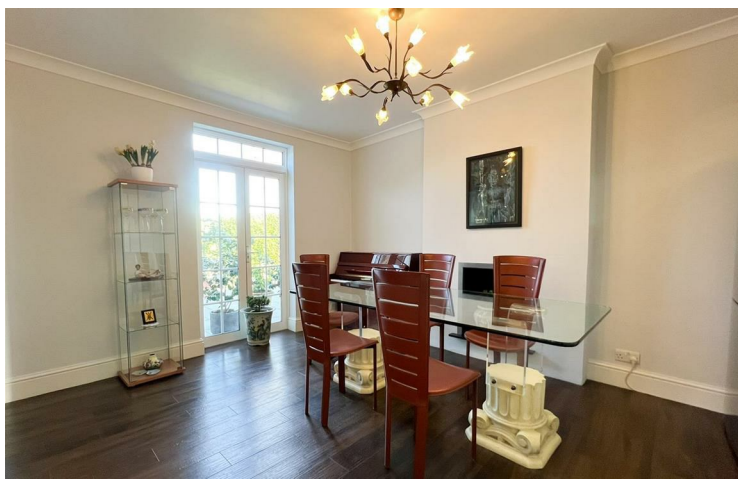
Outside

The garden has a generous paved terrace and artificial lawn area ideal for pots. A wooden gate leads directly on to the park. An impeccable tall privet hedge encloses the garden boundary. At the front a rare local treat in the form of a three variety pear tree will remain as well.

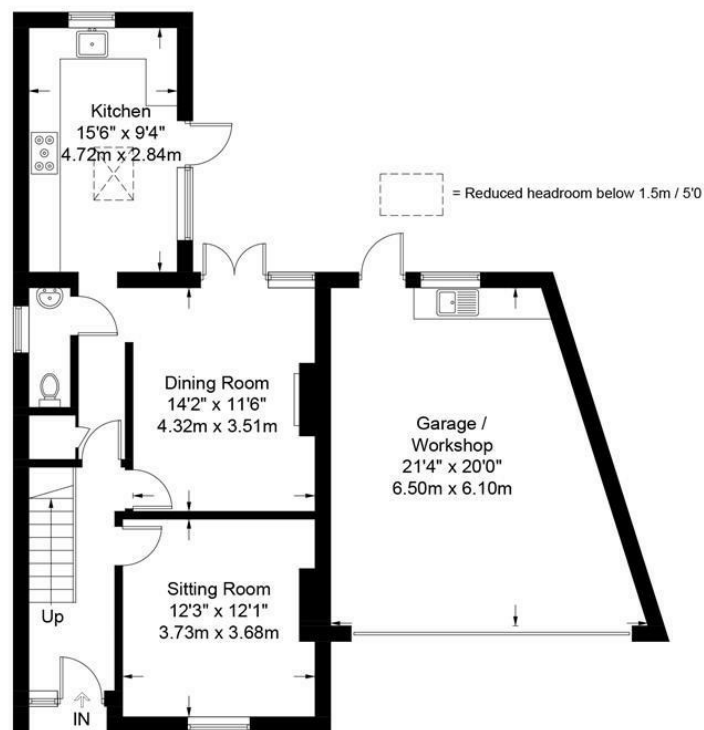
Agents Note

A part of the property has a "flying freehold" over number 24 Asquith Road. It is possible to obtain an indemnity insurance policy to protect the purchaser. The title does not contain any right of way over the pathway between numbers 24 and 26 although the sellers confirm that this pathway is never used, nor is it required for the enjoyment of this property.

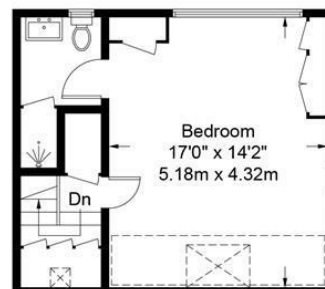




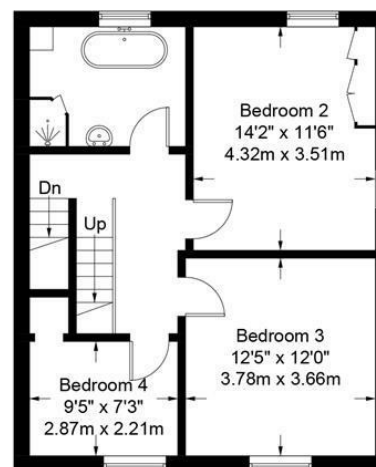
Approximate Gross Internal Area = 1557 sq ft / 144.7 sq m
Garage = 356 sq ft / 33.1 sq m
Total = 1913 sq ft / 177.8 sq m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Tenure: Freehold
EPC: D
Council Tax: D
Area: 1557 sq ft/144 sq m -
Property Ref: 19305777

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