

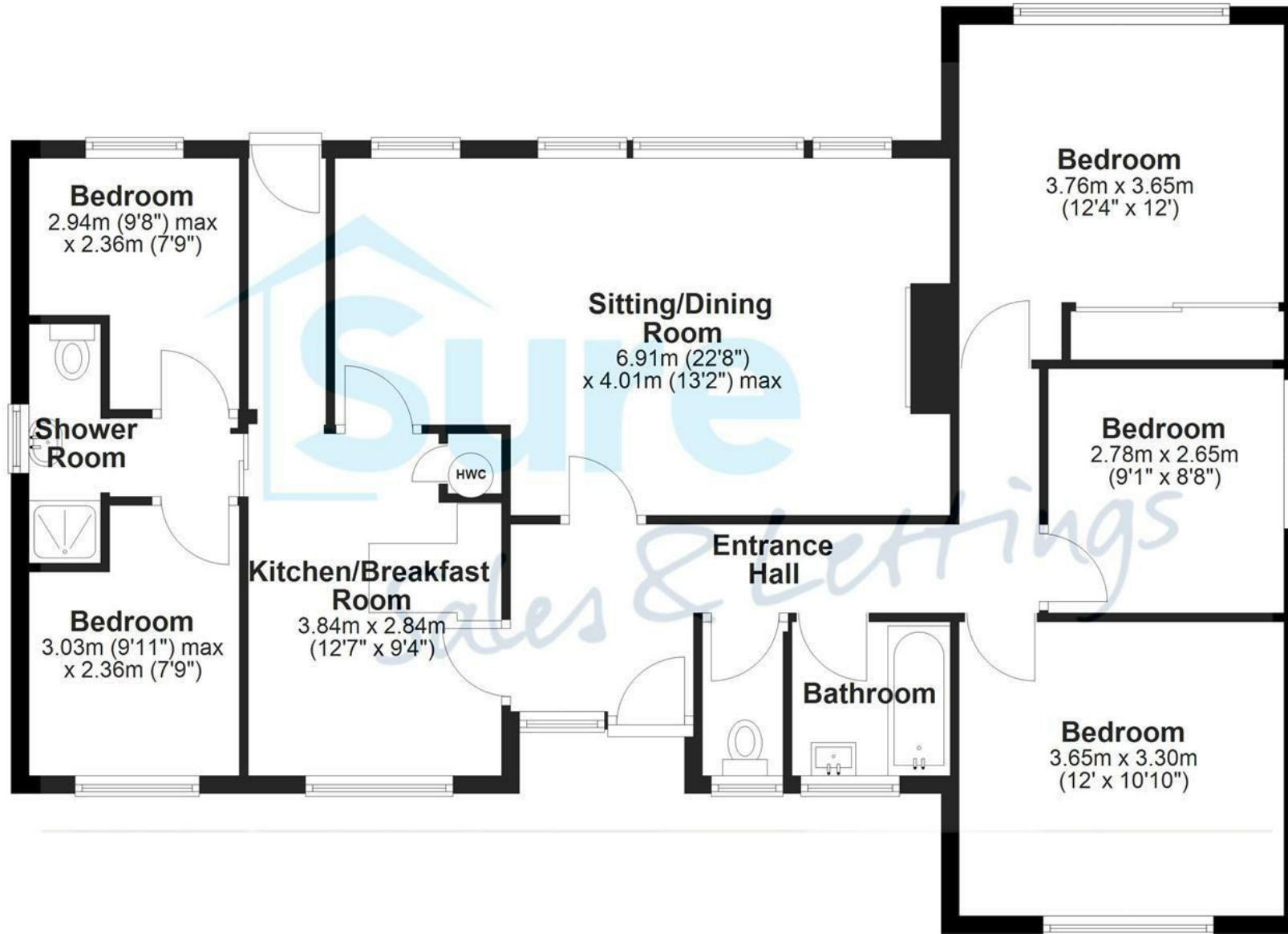
10 CHARNWOOD ROAD, LECKHAMPTON, CHELTENHAM, GL53 0HJ

OFFERS IN THE REGION OF £645,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL E

Ground Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 sq. feet)





The accommodation is versatile and comprises:

- Entrance Hall
- Large Living/Dining Room
- Kitchen/Breakfast Room
- Bathroom with separate WC
- Additional Shower Room (with WC)
- Five Bedrooms

The home benefits from gas central heating and double glazing, ensuring comfort and efficiency. Outside, the property enjoys a large lawned garden to the front and side, while the south-facing rear garden is beautifully arranged with mature shrubs, a charming arbor with bench, and a summer house—perfect for relaxing or entertaining. There is also off-road parking and a garage.

This is a rare chance to create a dream home in one of Cheltenham's most desirable neighbourhoods. Early viewing is highly recommended.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Sure Property Group
 23 Bath Street, Cheltenham
 GL50 1YA
 01242 241200
 info@surecheltenham.co.uk

Gloucestershire		Band:	E
Conservation Area ?		Annual Price:	£2,760
No		Flood Risk	Very low
Floor Area		Plot Size	
0 ft ² / 0 m ²		0.14 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		

