

Ninety Nine
Church Road



Ninety Nine Church Road GL53

- An immaculately presented 3 bedroom extended house in Leckhampton •
- 3 double bedrooms (1 en-suite) • Modern kitchen • 2 bathrooms •
- Stunning open plan lounge & dining space • Beautiful private rear garden with patio space •
- Walking distance and within catchment for The High School Leckhampton and local primary school •
- Close proximity to Bath Road, Montpellier & Leckhampton Hill •

An immaculately presented family home in sought after Leckhampton

In summary, an immaculately presented three double bedroom extended family home. This fabulous semi-detached property is arranged over three floors. There is a lovely modern kitchen, spacious open plan lounge and dining space, and a family bathroom. There is a large private rear garden laid to lawn with a patio and a garden shed. The property is located within walking distance of the brand new The High School Leckhampton, and in the catchment area for the local primary school. It is a short walk to the Bath Road, Montpellier and Leckhampton hill.

The **entrance hall** welcomes you into this stunning home with high ceilings and carpeted floors leading into the lounge and the staircase ahead.

The **open plan lounge and dining space** is a beautiful space filled with character. The room is bright and spacious with a large bay window looking out to the front of the property, and carpeted throughout. There are two stunning

feature fireplaces and patio doors allowing direct access to the rear garden. The room leads through to the kitchen..

The modern **kitchen** is positioned off the lounge and at the rear of the house. This room has a large window looking out to the side and a door for access to the garden and patio. The kitchen is decorated with a modern style and has lots of units, worktop space and a dishwasher. The washing machine and dryer are cleverly housed in the rear **storage/utility room** to maximise the space in the kitchen and can be accessed from the rear patio area..

The landing on the first floor guides you to two large bedrooms and the family bathroom. The bright space has carpeted floors and high ceilings and is a beautiful bright and open space.

The family bathroom is modern with wood laminate flooring. The bathroom comprises of an integrated bath and shower with screen and

bathroom units for storage. There is a window filling the room with natural light.

Bedroom 2 is a double bedroom located on the first floor and positioned to the rear of the house. The floor is carpeted and brightly decorated. There is a large window looking out over the rear garden and lovely views. There is an ornate fireplace feature to add to the character of the house.

Bedroom 3 is a stunning room. A large kingsize bedroom with a full wall of large wardrobes that affords plenty of storage space. There are two windows looking out to the front of the house with views out towards Leckhampton hill and a quaint thatched cottage opposite. This room has plenty of character with an ornate feature fireplace and carpeted floor.

The primary bedroom is situated on the top floor. The converted loft space benefits from the large window looking out over the rear garden

and the views beyond. The room has an en-suite tiled shower cubicle and separate WC. This beautiful bedroom is spacious with plenty of room for storage with built-in wardrobes and benefits from two velux windows looking out towards Leckhampton hill in the distance. The semi-vaulted ceiling and brightly painted walls makes this room a perfect place to relax and unwind.

The rear garden is the perfect place for entertaining guests for summer BBQs. There is a large lawned area with trees surrounding the garden creating a wonderful space and also benefits from a garden shed. The garden can be accessed from the side gate which leads to the front of the house, through the door from the kitchen and from the lounge patio doors. There is well kept, low maintenance front garden with a small terraced fence along the front of the house and two gates.

Sq ft size: 1409 approx square feet.

Broadband connectivity availability: Super fast fibre.

Mobile coverage: 4G voice & data.

Council Tax: D.

Tenure: Freehold.



LOCATION:

Perfectly situated location in Cheltenham.

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene with fabulous Michelin starred restaurants and exclusive bars. Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
BROADWAY - 10 MILES
STOW-ON-THE-WOLD - 19 MILES
THE FOREST OF DEAN - 25 MILES
OXFORD - 40 MILES

All distances are approximate































































































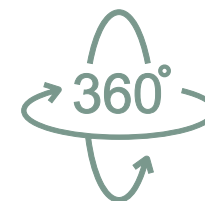
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99 CHURCH ROAD,
 LECKHAMPTON,
 CHELTENHAM GL53 0PF
Guide price £580,000



GROSS INTERNAL AREA
 FLOOR 1: 464 sq. ft. 43 m², FLOOR 2: 491 sq. ft. 46 m²,
 FLOOR 3: 246 sq. ft. 23 m², TOTAL: 1,201 sq. ft. 112 m²
 REDUCED HEADROOM BELOW: 1.5 M: 35 sq. ft. 3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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estate agents