



Forty Four
Leckhampton Road



Forty Four Leckhampton Road GL53

- A beautifully presented four bedroom family home in sought after Leckhampton •
- Modern Wren kitchen with Quooker tap and high-end appliances •
- Stunning lounge with bay window • Separate dining room •
- Four spacious double bedrooms • Fabulous primary bedroom with bay window & en-suite •
- Spacious basement rooms with lots of potential • Opportunity to extend (STP) •
- Large private rear garden and patio • Potential off road parking (STP) • Moments from Bath Road •
- Catchment area for Naunton Park & the new Leckhampton High School •

A beautifully presented family home in Leckhampton

In summary, a beautifully presented, terraced four double bedroom home in sought after Leckhampton. This wonderful house has four great size bedrooms (1 en suite), a shower room, family bathroom, downstairs W/C, a stunning lounge with bay windows, modern new kitchen, separate dining room, spacious basement with huge potential. Positioned moments from Bath Road, and the property is in the catchment area for Ofsted rated 'Outstanding' Naunton Park School' and the new 'Leckhampton High School.' This wonderful home has a potential for private parking (Subject to Planning).

Vendor's comments: 'Our home has been a wonderful place for our family - a fresh start, filled with warmth and joyful family gatherings. Ideally located near the vibrant bath road, it offers great connectivity yet remains a peaceful oasis. We have enjoyed bringing it back to life and it has been a truly special place to live.'

The **hallway** welcomes you into this stunning home from the front door. The hallway allows access to the lounge, dining room, kitchen, W/C and stairs down to the basement. This bright space has lots of character and laid with beautiful wooden flooring.

The **lounge** is a stunning room with a wide bay window and high ceiling, benefiting from plenty of natural light. This room is beautifully decorated with lots of character features and a lovely fireplace surround with a gas fire. The floor is carpeted.

The **dining room** flows from the hallway continuing the wooden flooring, with a window looking out to the rear patio, with a high ceiling and fireplace to create a lovely space.

The **kitchen** is beautifully designed with plenty of storage and worktop space. This newly fitted modern 'Wren' kitchen has a Quooker tap installed, integrated dishwasher and fridge freezer, built-in oven, and ceramic hob. The wooden flooring flows from the hallway, and the room is positioned to the rear of the house. There is a side door to access the patio and garden and a window. There is the **potential to extend the kitchen** (Subject to Planning).

The **W.C.** is positioned off the hallway, with wooden flooring and a white basin and toilet.

The **basement** is accessed from the hallway via a staircase. There is a great open space has a large bay window to attract lots of natural light. There is a private door to accessing out to the front of the house. Next door there is a large room with double doors out to a terrace with a spiral staircase up to the rear terrace and garden. The basement continues through to the rear room, which is currently used as a laundry room. The boiler is housed here, and there is a sink and plumbing for a washing machine. A rear door gives you direct access to the rear garden. This basement has lots of potential as a separate dwelling or renovated with an additional bedroom and living space to add to this incredible house.

Bedroom 1 is a lovely double bedroom on the first floor, looking out over the rear garden from a large window. The floor is carpeted and the high ceilings help create a bright open space.

The **family bathroom** is positioned off the first floor landing. There is a white bathroom suite with integrated shower and glass panel, and a large window with tiled lino flooring.

Bedroom 2 is a large double bedroom, benefiting from two built-in wardrobes and a window out to the rear. This space has carpeted flooring and high ceilings.

The **Primary bedroom** is stunning. This spacious double bedroom has plenty of built-in wardrobes and a storage cupboard, a beautiful large bay window that looks out to the front of the house. The floor is carpeted and there is an ornate fireplace and surround feature. The room has high ceilings and benefits from a lovely **en-suite** with a shower cubicle and a large floor to ceiling window to create a bright space.

Bedroom 4 is situated at the top of the house. This loft conversion is a large double room. There is a large window looking out over the rear garden and distant views, and another window to the front. There is carpeted flooring and plenty of space for bedroom furniture. The bedroom benefited from a **private shower room** off the landing which has a large shower cubicle and black and white patterned floor tiles with a white suite and towel radiator.

The **front garden** is gated and oozes character. There is **potential for a private driveway** (Subject to Planning). There are steps with private access to the basement, and stairs leading up to the front door of this beautiful terraced home.

The **rear garden and terrace** is a lovely space. There is a spiral staircase giving access to the basement, and direct access to the kitchen via a side door. There are more steps leading you to basement from the rear. The garden is laid to lawn and leads you along to the private terraced area at the rear. Off the kitchen there is a large private patio space, perfect for entertaining guests.

Build age: Originally 1850s approx

Sq ft size: 2,152 approx square feet.

Broadband connectivity availability: Super fast fibre.

Mobile coverage: 4G voice & data.

Council Tax: E.

EPC Rating: E.

Tenure: Freehold.

Additional:

Newly fitted WREN kitchen - 2022

Newly fitted bay windows - 2022

Top floor shower room fitted - June 2022

New boiler fitted with zonal heating - 2022

Potential:

Potential to extend kitchen (Subject to Planning).

Opportunity for off-road parking (Subject to Planning).

Potential to convert full basement floor.



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
GLOUCESTER - 12 MILES
SWINDON - 30 MILES
BRISTOL - 37 MILES
OXFORD - 41 MILES

All distances are approximate























































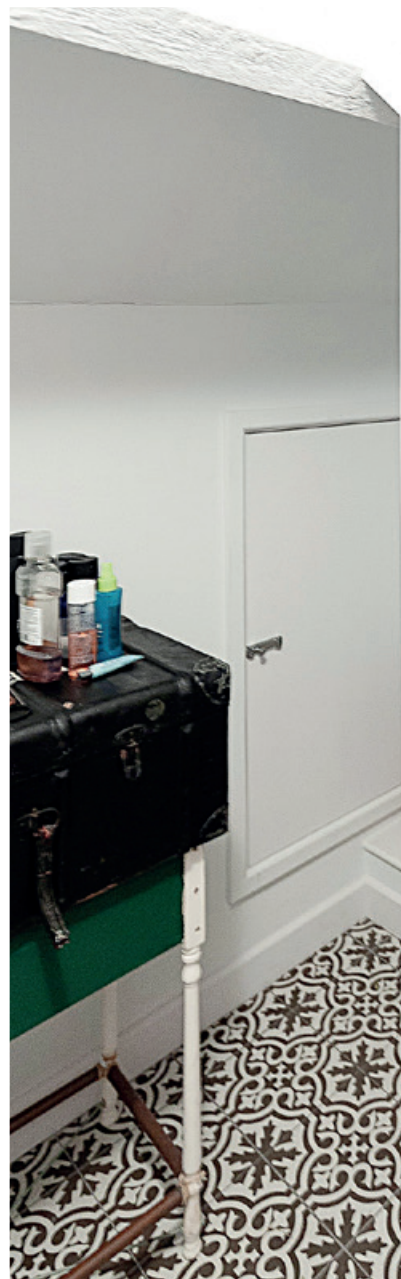
























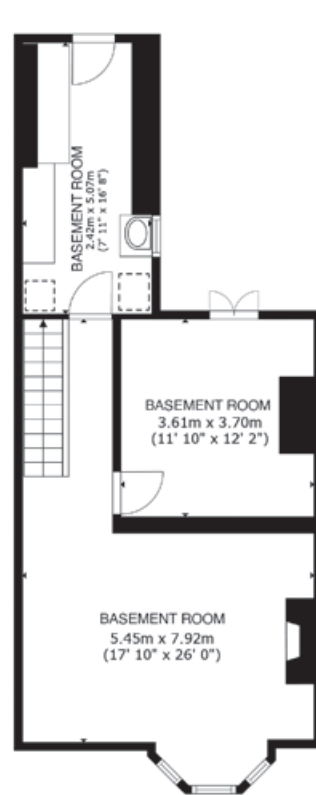




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

44 LECKHAMPTON ROAD
CHELTENHAM GL53 0BB
Asking price £895,000



BASEMENT



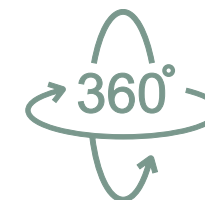
GROUND FLOOR



1st FLOOR



TOP FLOOR



VIRTUAL TOUR
CLICK HERE



SKY VIEW
CLICK HERE

GROSS INTERNAL AREA
FLOOR 1 57.0 m² (613 sq.ft.) FLOOR 2 56.9 m² (612 sq.ft.) FLOOR 3 58.8 m² (633 sq.ft.)
FLOOR 4 27.3 m² (293 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 1.4 m² (15 sq.ft.)
TOTAL : 199.9 m² (2,152 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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