



Naunton Lane, Leckhampton, Cheltenham, GL53
£340,000

**ADAM
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property

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Bedrooms: 2

Bathrooms: 1

Receptions: 2

A two-bedroom semi-detached house in popular Leckhampton, Cheltenham, close to Naunton Park School and Bath Road, offering a separate front reception room, rear open-plan south-facing kitchen/dining/living space opening to a south-facing garden, upstairs shower room, and clear scope for modernisation for first-time buyers or investors.

This two-bedroom semi-detached house is offered for sale in the sought-after area of Leckhampton, Cheltenham. Situated close to Naunton Park School (approximately 300 ft away) and within an 8-minute walk of Bath Road with its many shops, eateries and bars, the property also occupies a convenient position for access to local amenities and green spaces. The house currently needs modernising, offering clear potential to improve for both first-time buyers and investors.

To the front of the property, there is a separate living room featuring a fireplace, providing a defined living space away from the kitchen area. The rear of the ground floor is arranged as an open-plan kitchen/diner/reception space. This south-facing area benefits from good natural light and opens onto a south-facing garden, providing a pleasant outlook and a practical layout for everyday living and entertaining.

Upstairs, the accommodation comprises two bedrooms and a shower room. The main bedroom is a double with built-in wardrobe, while the second bedroom is a small double. The shower room is situated upstairs and includes a window, allowing for natural light and ventilation.

Leckhampton is well-regarded for its blend of residential streets, local shops and cafés. Bath Road, only around an 8-minute walk away, offers a range of independent retailers, supermarkets, cafés, pubs and other everyday amenities. Naunton Park and its surrounding walking routes are also nearby, providing accessible green space for recreation.





Property Type: Semi Detached House

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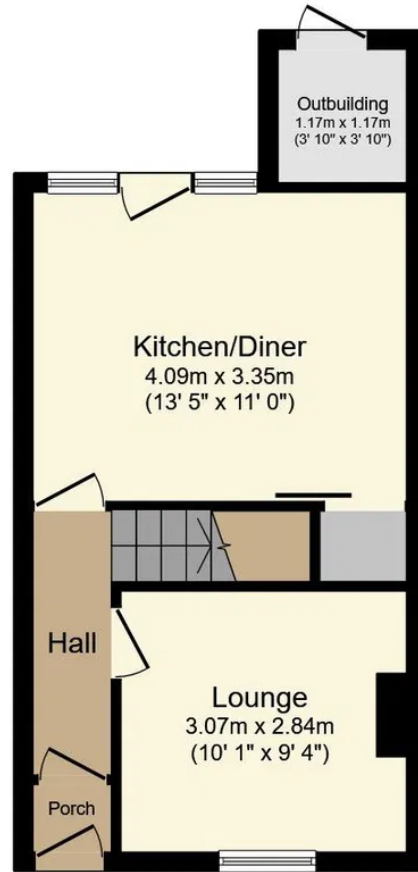
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Cheltenham town centre can be reached easily by local bus services running from nearby routes off Naunton Lane and Bath Road, offering links into the Promenade and wider town. Cheltenham Spa railway station is accessible by bus or car, with services to Gloucester (around 10 minutes), Bristol (from approximately 40 minutes) and Birmingham (from around 40–50 minutes), as well as direct services to London Paddington from around 2 hours.

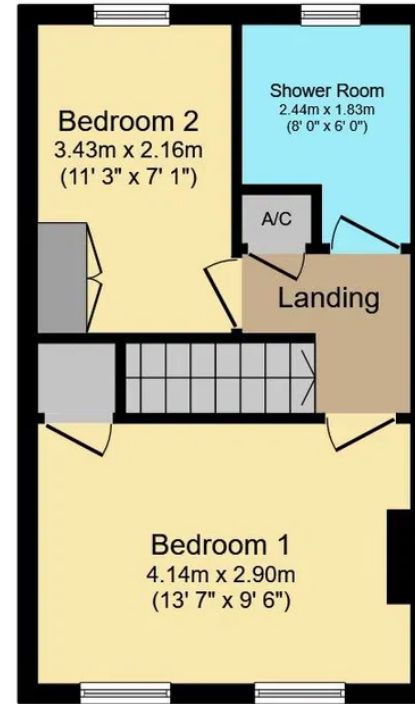
Overall, this semi-detached house represents an opportunity to update and personalise a home in an excellent area close to schools, local amenities and parks.





Ground Floor

Floor area 32.5 sq.m. (350 sq.ft.)



First Floor

Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 62.8 sq.m. (676 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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