



355 OLD BATH ROAD






Cheltenham GL53





# 355 OLD BATH ROAD

A lovely Edwardian family home with off street parking and a generous garden in the popular area of Leckhampton

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Local Authority: Cheltenham Borough Council  
Council Tax band: G  
Tenure: Freehold

Guide price:: £825,000





## KITCHEN

Old Bath Road is a fantastic family Edwardian home in this sought after area of Cheltenham encompassing excellent Schools on the door step and a very easy access into central Cheltenham and the town centre.

The house has flexible and well-proportioned rooms with a lovely entrance hall giving access to the principal reception rooms.

The kitchen has been extended to a high standard with sliding doors out to the rear garden. It is well-equipped with floor and wall mounted units and a central island. There is a utility area and access to a basement for storage, which completes the ground floor living space.







## LIVING

There is a beautiful sitting room with bay window located to the front of the property with a period fireplace.

A separate dining room has equal proportions with a fireplace.





## BEDROOMS

Upstairs, there are three generous bedrooms in total which share a family bathroom.

All bedrooms are of good proportions with loft storage above which has the potential to be converted subject to necessary planning consents.

## OUTSIDE

Outside there is a beautiful and well stocked garden to the rear which has been landscaped to a high standard. The garden is mostly laid to lawn and extends to well over 120 ft.

To the front of the property is a generous driveway with parking for one vehicle. Further parking could also be achieved by extending the driveway to the side as there is plenty of space and subject to planning permission a garage could also be added.

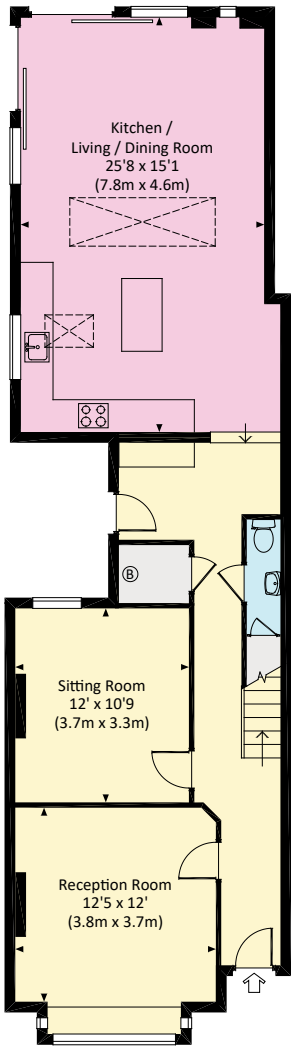




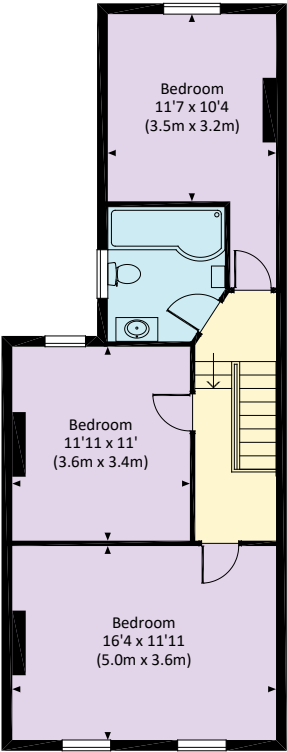


OLD BATH ROAD, GL53

Approx. gross internal area  
1523 Sq Ft. / 141.5 Sq M.



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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