



LECKHAMPTON HILL CHELTENHAM GL53
£2,250 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Leckhampton Hill Cheltenham
GL53

£2,250 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Living Room, - Conservatory, - View, - 4
Bedrooms, - 2 Bathrooms, - Garden, -
Garage, - Driveway

Council Tax

Council Tax Band F

Hamptons

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{ 4 BEDROOM DETACHED FAMILY HOME ON LECKHAMPTON HILL.

The Property

This single-storey dwelling situated at the foot of Leckhampton Hill offers an ideal living space for a professional couple or family. With four bedrooms and two bathrooms, it provides ample accommodation for comfortable living. The practical layout includes a spacious living room, which seamlessly flows into a light and airy conservatory, enhancing the sense of space and connection with the outdoors. This open-plan design creates a welcoming atmosphere, perfect for relaxation and entertaining guests. Additionally, the property boasts off-road parking and a garage, providing convenience and security for vehicles. Overall, this property combines functionality with comfort, offering an appealing lifestyle opportunity in a desirable location.

Outside

Garden and a garage.

Location

Cheltenham, also known as Cheltenham Spa, is a large spa town and borough in Gloucestershire, on the edge of the Cotswolds in the South-West region of England.

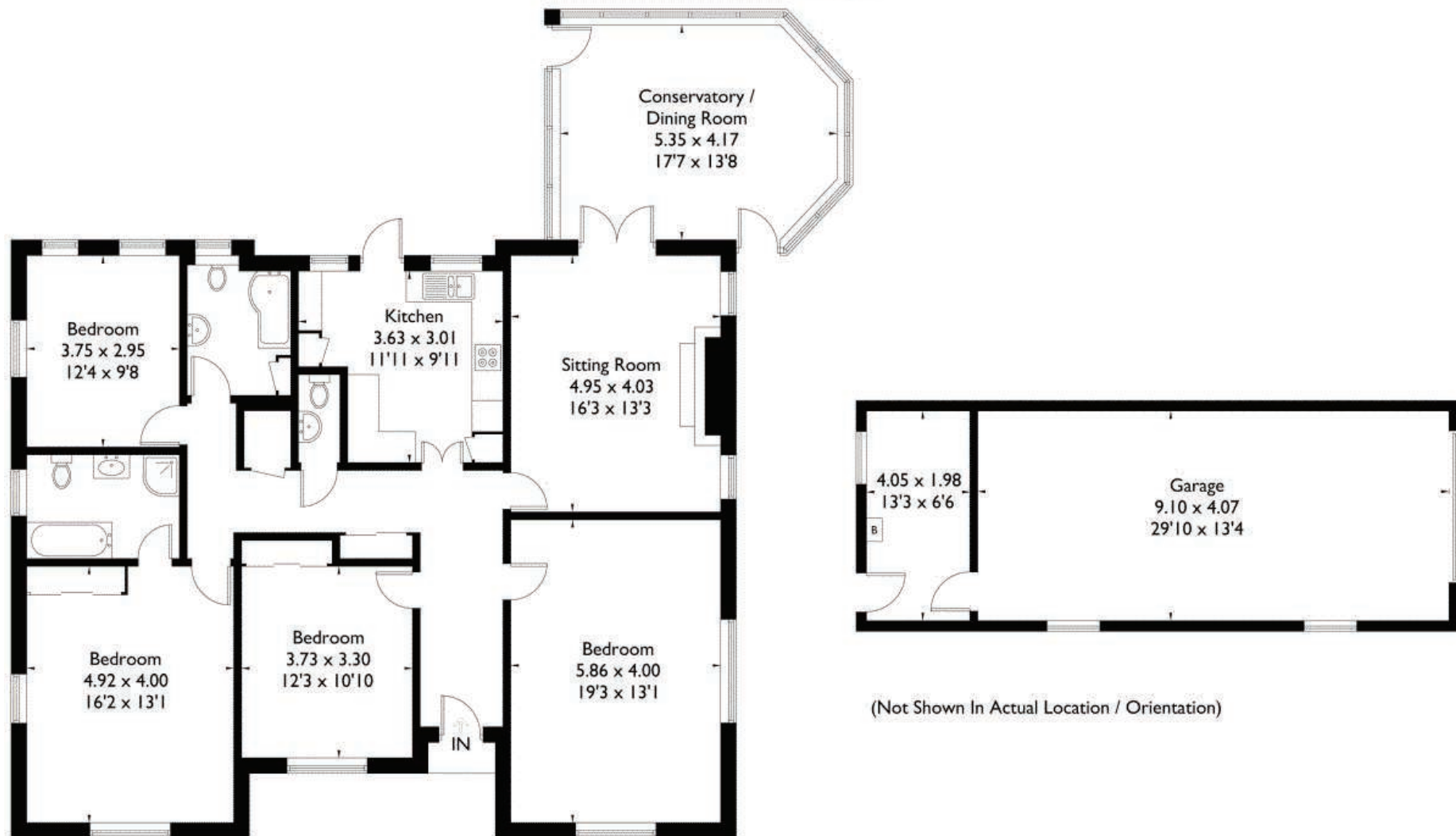


Leckhampton Hill, Cheltenham

Approximate Gross Internal Area = 159.7 sq m / 1719 sq ft

Garage = 45.6 sq m / 491 sq ft

Total = 205.3 sq m / 2210 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: I73090

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

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
92-100	A		92
81-91	B		
69-80	C		
55-68	D	65	
49-54	E		
41-48	F		
1-40	G		
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>		<small>EU Directive 2002/91/EC</small>	

