

CR COOK Residential

01242 500 259

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- SEMI DETACHED FAMILY HOME
- SITUATED ON A CORNER PLOT
- THREE BEDROOMS
- OPEN PLAN KITCHEN-DINING ROOM
- FRONT AND REAR GARDENS
- CLOSE TO LECKHAMPTON'S LOCAL AMENITIES

Guide Price £350,000

Pilley Crescent

Leckhampton

GL53 9ET

Pilley Crescent, Leckhampton

Positioned on a corner plot is this semi-detached family home offering three bedrooms, a living room, a kitchen-dining room, and a family bathroom.

The property enters to the side into a hallway with neutral carpeting that flows up to the first-floor landing, and doors to the living room and the family bathroom.

The living room is to the front of the property, and two large windows bring light into the room. There is parquet-style flooring and a feature fireplace with a slate hearth and an inset coal effect fire.

A door from the living room leads into the kitchen-dining room, which has views out to the rear, and a door gives access to the garden. There is wood-effect flooring throughout, and the attractive kitchen area offers a range of fitted wall and base units, a wine rack, granite-effect worktops and upstands, and an inset stainless-steel sink and drainer with a mixer tap.

Integrated appliances include a gas hob, extractor hood, and oven with additional space for free-standing appliances such as a tall fridge freezer, dishwasher and washing machine.

The family bathroom has wood-effect flooring, partly tiled walls, a heated towel rail, and a white suite comprising a shower enclosure with glass surround, a bath, a low-level WC, and a vanity unit with an inset basin.

Upstairs are three bedrooms, two of which are generous doubles and bedroom three is a single. All have neutral carpeting with ample space for bedroom furniture and storage.

Outside, the enclosed rear garden is designed to be low maintenance, laid to artificial grass and a patio area to the back of the garden leading to the brick-built storage shed.



Passionate About Property...

A side gate gives access to a driveway with a carport outside the front door. There is also a good-sized lawn area with mature shrub borders and a further low-maintenance shingle area with a hedge that gives privacy to the living room.

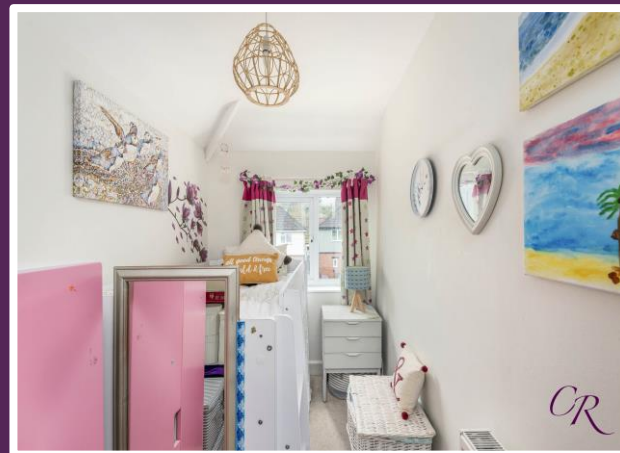
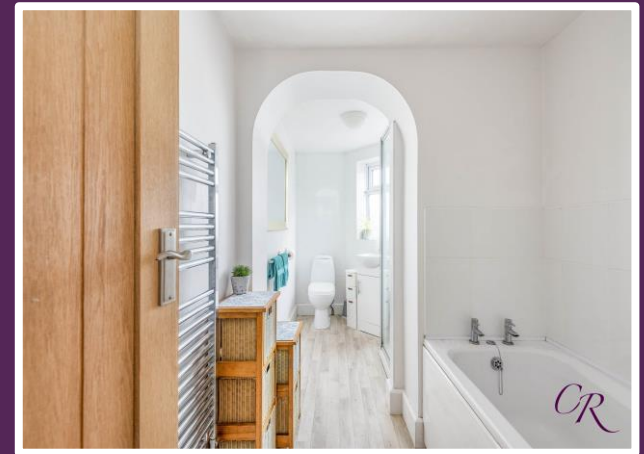
The property further benefits from gas central heating and double glazing.

Tenure-Freehold
Council Tax-B

The local area is a short distance to some lovely countryside, including Leckhampton Hill, well known for its famous landmark, the Devil's Chimney. Local primary and secondary schools include Cheltenham College, Leckhampton High School, Leckhampton Primary School, Naunton Park Primary School, and Richard Pates.

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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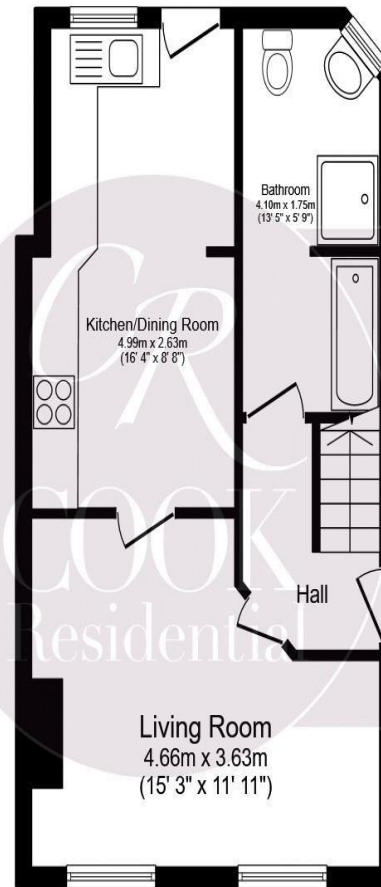
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Energy Efficiency Rating		Current	Potential
Level 1: A	92-100		
Level 2: B	81-91		
Level 3: C	69-80		
Level 4: D	55-68		
Level 5: E	39-54		
Level 6: F	21-38		
Level 7: G	1-20		

Not energy efficient - higher running costs
England, Scotland & Wales



Ground Floor



First Floor



Total floor area 74.9 m² (806 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com