

CR COOK Residential

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- GRADE II LISTED TOWNHOUSE
- BEAUTIFULLY PRESENTED
- TWO/ THREE BEDROOMS
- OPEN PLAN KITCHEN-DINING ROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- CLOSE TO THE BATH ROAD AMMENITIES

Guide Price £650,000

Gratton Road

Leckhampton

GL50 2BZ

Gratton Road, Leckhampton

This attractive, Grade II listed townhouse is ideally situated within a short stroll of the infamous Bath Road amenities.

With period features throughout, the accommodation set over three floors comprises two/three bedrooms, a sitting room, kitchen-dining room, study/bedroom, utility room, family bathroom and a cloakroom.

The property enters the hallway, where stripped floorboards flow into the sitting room. There are stairs to the first floor, with stairs below leading to the lower ground floor.

To the front of the property is the sitting room, where two large sash windows with working shutters bring natural light. There is a feature stone fire surround with built-in shelving to each side of the chimney breast, and further shelving between the sash windows.

To the rear of this floor is the third bedroom/study that looks out over the garden through dual aspect windows.

The kitchen-dining room on the lower ground floor offers dual aspects, bringing in lots of natural light and luxury wood-effect vinyl flooring that flows throughout this level. The kitchen area looks out to the front of the property and has a range of fitted white handleless soft close wall and base units, wood effect worktops, tiled splashbacks and an inset ceramic sink with a instant hot water tap.

Integrated Neff appliances include an induction hob with a retractable extractor, a double oven with a warming drawer, a tall fridge freezer, and a dishwasher. The dining area has built-in bunkett seating with storage below.

With views out over the rear garden, the living area has a marble feature fireplace with built-in bunkett seating and a shelving to both sides of the chimney breast.

The hallway has a door giving access to the garden and a further door leading to a utility room offering wood effect, vinyl flooring and a worktop with an inset sink and space below for a freestanding washing machine and tumble drier.

A cloakroom accessed from the utility room has a white suite comprising a low-level WC and a wash hand basin.

Upstairs on the first-floor landing, there is neutral carpeting, a hatch leading to the loft space above and a built-in storage cupboard. Both bedrooms have views out to the front of the property and painted wooden floorboards. Bedroom one also has a cast iron feature fireplace.



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A mezzanine landing leads to the family bathroom at the rear of the property. There is wood effect vinyl flooring, partially tiled walls, and a white suite comprising a bath, a separate walk-in shower enclosure, a low-level WC, and a basin.

Outside, the enclosed rear garden is terraced, offering low maintenance with patio and artificial lawn areas to enjoy. There is also an outdoor water tap.

Tenure-Freehold
Council Tax-D

Leckhampton encompasses the vibrant Bath Road, featuring a variety of independent outlets, including gift shops, boutiques, and other specialist retailers. There is a vast range of cafes, bars, and restaurants, including the two Michelin Star restaurant Le Champignon Sauvage. Leckhampton is within easy car access to the M5 and Cheltenham town centre, along with a regular bus service.

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 Church of England, Naunton Park 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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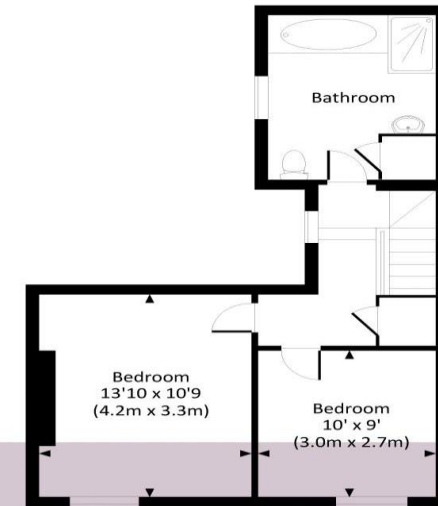
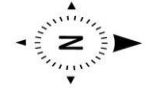
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GRATTON ROAD

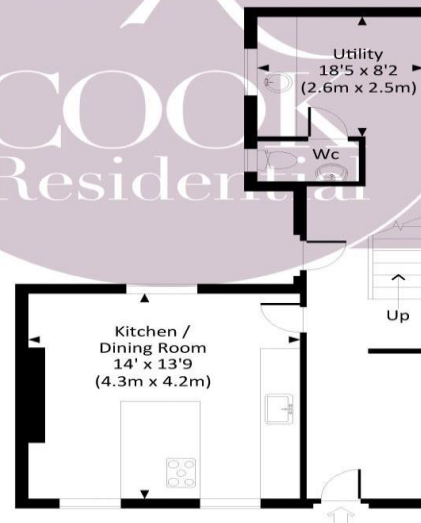
Approx. gross internal area
1260 Sq.Ft. / 117.1 Sq.M.

NO EPC REQUIRED
(GRADE II LISTED PROPERTY)

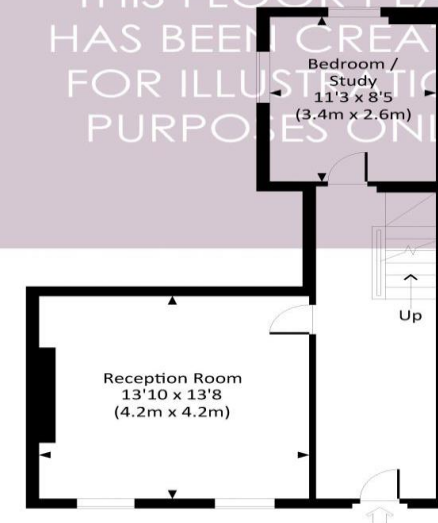


FIRST FLOOR

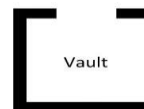
THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY



LOWER GROUND FLOOR



GROUND FLOOR



All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.