

# CR COOK Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- THREE BEDROOM PROPERTY
- WELL PRESENTED THROUGHOUT
- CLOSE TO BATH ROAD
- GENEROUS GARDEN
- SITTING ROOM WITH FEATURE FIREPLACE AND WOODEN FLOORING
- LARGE OPEN PLAN KITCHEN / FAMILY ROOM

Guide Price £575,000

**Francis Street,  
Leckhampton**

**GL53 7NY**

Cook Residential are pleased to bring to the market this attractive and well-presented period property situated in the desirable area of Leckhampton.

The entrance hall offers access to the lounge at the front of the property which boasts wooden floors, and a feature log burning fireplace.

The dining room situated off the hallway also offers access to the stunning open plan kitchen and family room.

The Shaker style kitchen comprises a built in AEG oven and microwave, slimline dishwasher and induction hob with space for a fridge freezer.

The skylight along with the bi-fold doors offer lots of natural light as well as providing access to the southwest facing enclosed garden.

The enclosed sunny garden is paved with laid to lawn grass offering plenty of space for entertaining, and rear access to the property through the garden.

There is also a utility room with space for a washing machine. There is also a w/c.

To the first floor, bedrooms one and two are good sized doubles rooms with a third smaller bedroom perfect as a single room or home office.

The newly installed family bathroom completes the first floor offering underfloor heating.



*Passionate About Property...*

Positioned in the highly desirable location of Leckhampton within easy reach of Cheltenham Town Centre this charming home is brought to the market. This delightful well proportioned property forms part of a row of period terraced homes, dating back to the late 1800's and is within easy reach of the vibrant Bath Road featuring a variety of independent outlets including shops, a range of cafes, public houses, restaurants and other amenities.

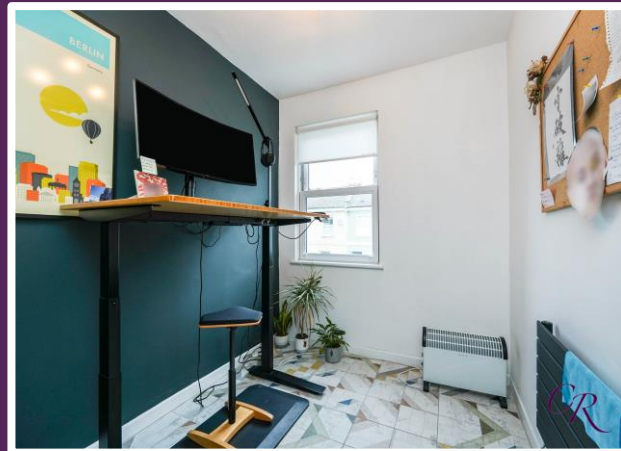
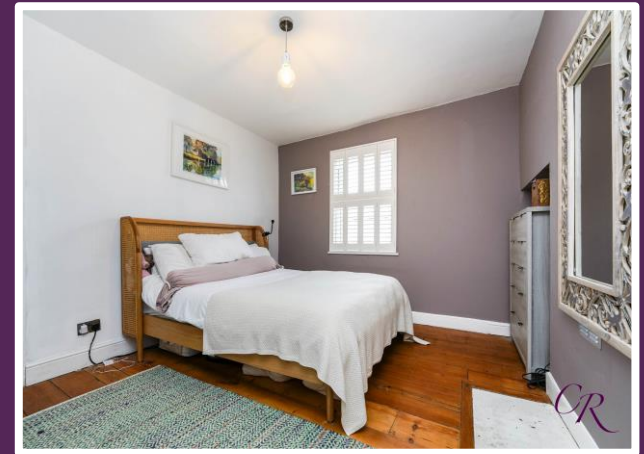
Leckhampton is easily accessible from the M4 and M5 motorways, has a regular bus service and is a short distance from some lovely Cotswold countryside, including Crickley Hill, with its excellent walking trails and lovely panoramic views.

Tenure: Freehold

Council Tax Band: C

All information regarding the property details, including position on Freehold is to be confirmed between seller and purchaser solicitors.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - best running costs:			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs:			
England, Scotland & Wales			



Ground Floor



First Floor



Total floor area 114.0 sq.m. (1,228 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

