

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- WITHIN EASY REACH OF BATH ROAD
- THREE BEDROOMS, MASTER ENSUITE
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN WITH SIDE ACCESS
- ALLOCATED PARKING

Guide Price £425,000

Moorend Road

Leckhampton

GL53 0EU

Moorend Road, Leckhampton, Cheltenham, GL53 0EU

Cook Residential is delighted to present this modern three-bedroom home on Moorend Road, Leckhampton, located in a desirable area within easy reach of the local Bath Road shops.

With no onward chain, this property offers stylish living and convenience, with allocated parking and a low-maintenance garden.

Entrance Porch: The property welcomes you with a porch featuring wooden effect flooring that flows into the rest of the downstairs accommodation and a door leading to the sitting room and WC.

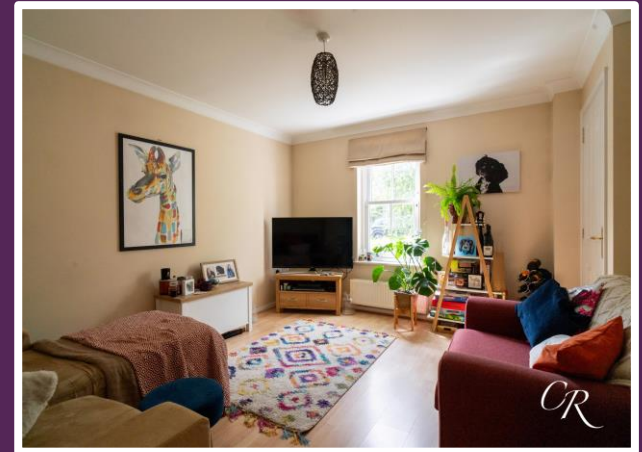
Sitting Room: The sitting room, with expansive views to the front, is generously proportioned, offering ample space for a variety of living room furniture. A door leads to an inner hallway that houses the stairs to the upstairs landing, and a further door opens into the open-plan kitchen diner.

Kitchen / Diner: The kitchen diner offers a range of wall and base units with granite effect worktops. It includes a fitted gas hob, hood, and oven with additional space for freestanding appliances. The dining area looks out to the rear garden through double French doors.

Upstairs: The landing leads to the bedrooms and family bathroom and provides loft access and a cupboard over the stairs.

Bedrooms: The principal bedroom, located towards the rear, benefits from built in wardrobes and an ensuite shower room has a partly tiled walls, a shaver point and a three-piece white suite comprising a shower with mosaic tile surround, WC and a basin. Bedrooms two and three, both generous in size, are to the front with Bedroom three is currently being used as a study.

Modern Bathroom: The bathroom boasts partly tiled walls, a shaver point, and a three-piece white suite comprising a bath with a convenient shower attachment, a WC, and a basin.



Passionate About Property...

Outside: The low-maintenance garden laid to patio with a mature tree, a wooden shed, side access, an outside tap, light, and power. To the front is off road parking.

Built by the well-known builder David Wilson, it further benefits from double glazing and gas central heating.

Tenure: Freehold
Council Tax Band: C

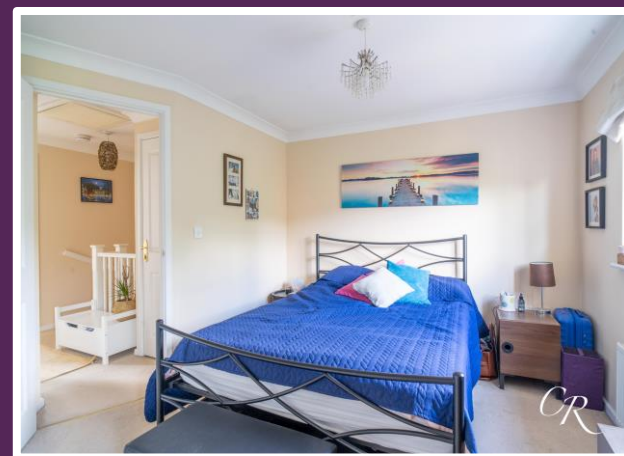
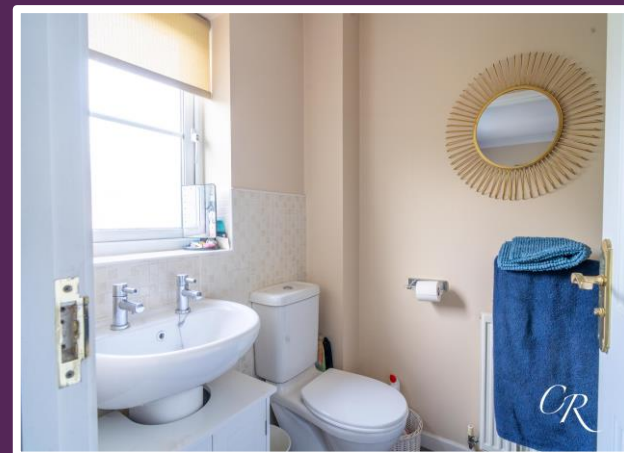
The Area: Leckhampton encompasses the vibrant Bath Road, which features a variety of independent outlets, including gift shops, boutiques, and other specialist retailers. There is also a wide range of delis, cafes, bars, and restaurants, including the two-Michelin-starred restaurant Le Champignon Sauvage.

There is easy car access to the M4 and M5 motorways and the Cheltenham town centre, and there is also 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, is to be confirmed between the seller and purchaser solicitors. All measurements are approximate and for guidance purposes only.

Passionate About Property...



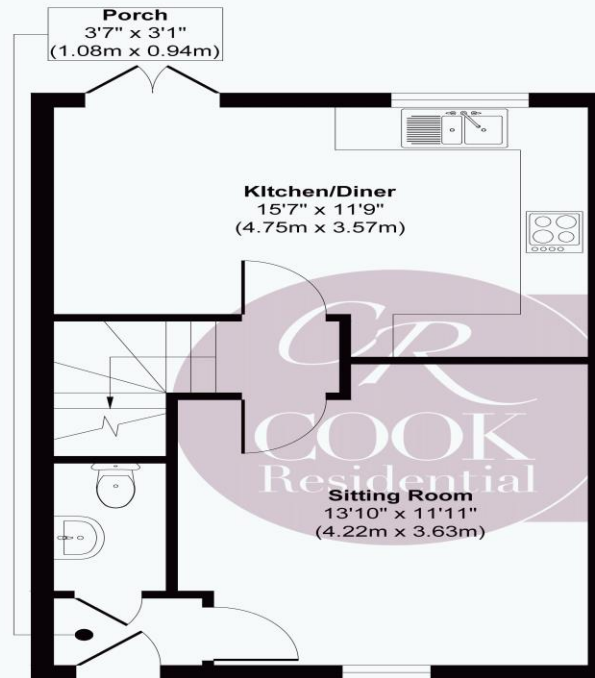
CR COOK Residential

01242 500 259

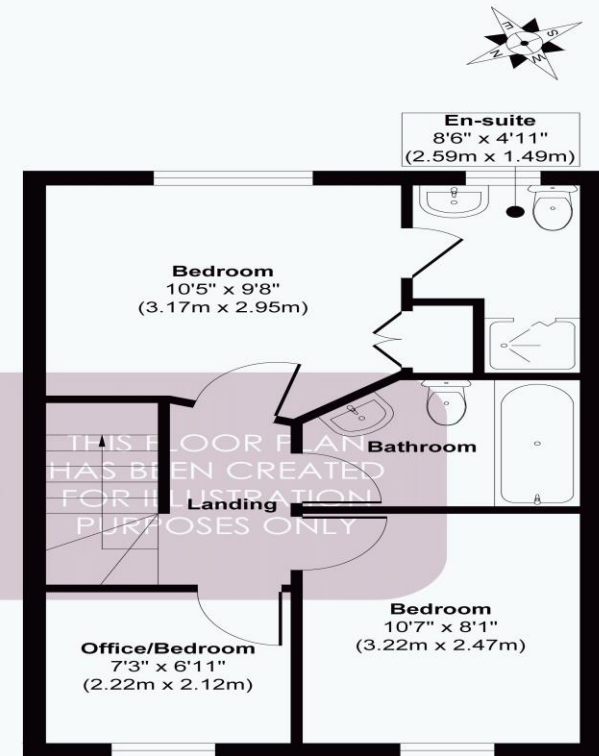
www.cookresidential.co.uk



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
399 sq. ft
(37.14 sq. m)



First Floor
Approximate Floor Area
399 sq. ft
(37.14 sq. m)

Approx. Gross Internal Floor Area 798 sq. ft / 74.28 sq. m
Produced by Elements Property