

NEWHOLME

UPPER BATH STREET, LECKHAMPTON,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2BD



Charles **Lear**



A period cottage situated along a quiet residential street just moments from the amenities of Bath Road in Leckhampton.

The property offers well-proportioned accommodation arranged over two floors, with a particularly appealing open plan feel to the ground floor. The sitting and dining areas combine to create a versatile living space, with doors opening directly onto the small south-west facing courtyard garden, allowing natural light to flow through and providing a pleasant private outdoor area.

The kitchen is neatly tucked away off the open-plan living area and, whilst functional in its current form, offers scope for updating and improvement to suit individual tastes.

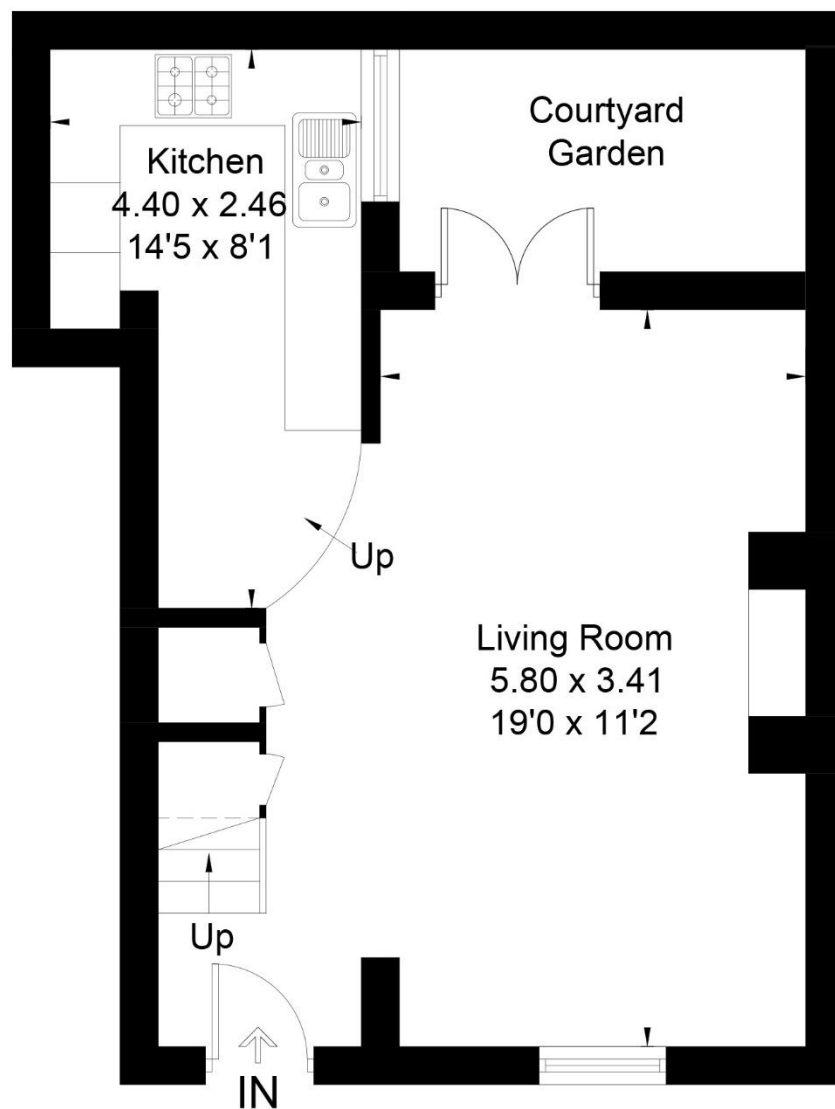
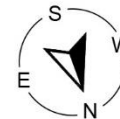
To the first floor are three bedrooms and a family bathroom, providing flexible accommodation for couples, families or those looking to create a home office or guest room.

Outside, the small south-west facing courtyard garden provides a low-maintenance private space, ideal for enjoying some afternoon and evening sunshine.

Situated in the highly regarded area of Leckhampton, the property is within easy reach of the excellent selection of independent shops, cafés and restaurants along Bath Road, as well as being well placed for access to local schools and the surrounding countryside.

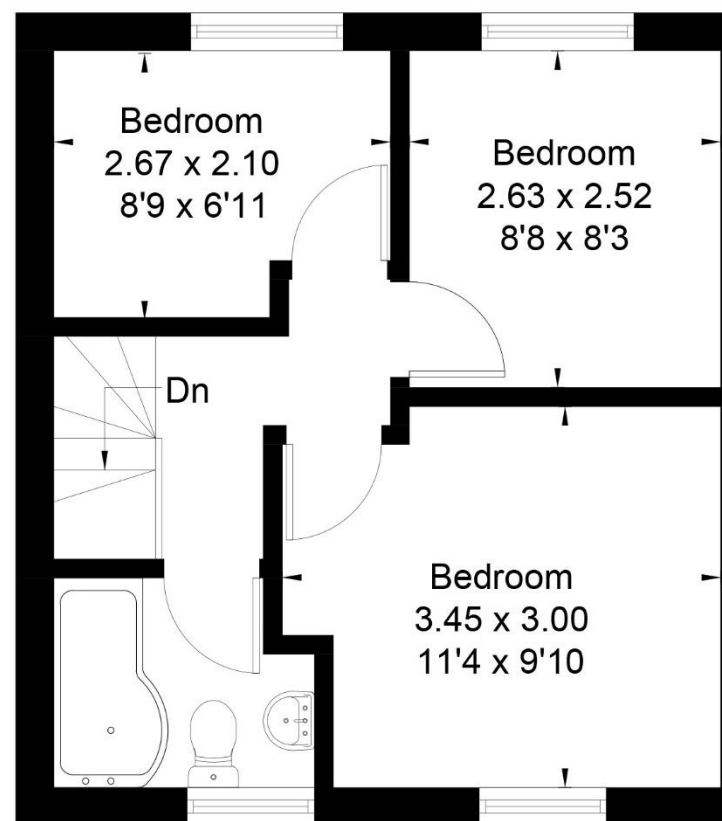






Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor





GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

Current: TBC.
Potential: TBC.

COUNCIL TAX BAND

Cheltenham Borough Council – 01242 262626.
Council Tax Band (C) - £2,129.68. (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

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