



Moorend Road, Cheltenham, GL53 0HD

£390,000

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Nestled on a desirable corner plot in the heart of Leckhampton, this attractive two-bedroom end-of-terrace cottage blends character with modern convenience, offering a welcoming home in one of Cheltenham's most sought-after areas.

Upon entering, you are greeted by a bright and inviting living room, featuring a charming fireplace that provides a warm focal point, perfect for relaxing evenings. This space flows seamlessly into a separate dining room, an ideal setting for entertaining guests or enjoying daily meals.

The modern kitchen, complete with a convenient breakfast bar, is well-appointed for everyday living. Double doors open directly from the kitchen to the rear garden, enhancing the connection between indoor and outdoor spaces.

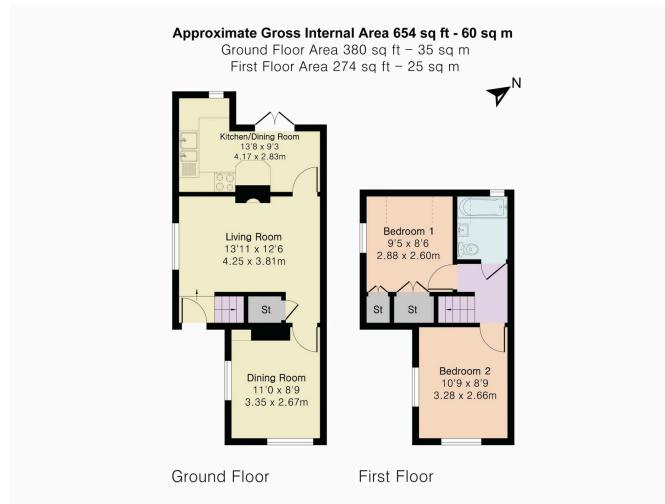
Upstairs, two well-proportioned bedrooms offer comfortable and naturally lit retreats. A family bathroom, equipped with both a bath and a shower over, serves both bedrooms.

Outside, the enclosed rear garden is mainly laid to lawn, bordered by mature hedging, which creates a good degree of privacy for outdoor enjoyment. A significant advantage of this property is the off-road parking located to the side, a valuable amenity in this popular location.

Leckhampton is renowned for its community feel, excellent amenities, and highly regarded local schools, all within easy reach. The property offers convenient access to Cheltenham town centre, the vibrant shops and cafes of Bath Road, and efficient transport links, making it an excellent choice for a variety of lifestyles.

This charming home is ready to welcome its new owners, offering a perfect blend of location, comfort, and character.





PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, it is not a survey and no liability is accepted for any errors or omissions. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as the basis of valuation.



- Attractive two bedroom end of terrace cottage
- Corner plot position offering a good degree of privacy
- Bright and welcoming living room with feature fireplace
- Separate dining room, ideal for entertaining or family use
- Modern kitchen with breakfast bar
- Double doors opening to the rear garden
- Two well proportioned bedrooms
- Family bathroom with bath and shower over
- Enclosed rear garden, mainly laid to lawn with mature hedging
- Off road parking to the side of the property

Energy Efficiency Rating

