



177 Leckhampton Road, Leckhampton, Cheltenham Gloucestershire GL53 0AD

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This mature family home occupies a sought-after position on the upper part Leckhampton Road yet still within easy reach of facilities and well thought of schooling. Briefly the accommodation comprises entrance hall, three reception rooms, spacious kitchen, 4 bedrooms and 2 bathrooms. Garage, parking and a 98'x34 southwest facing garden.





Entering the house via the front door there is a wide entrance hall with a staircase leading to the upper floors. A door leads to a well-proportioned sitting room with fireplace and a splay bay window providing views to the front of the house. Double doors lead to a snug sitting room which provides access to a good-sized double aspect kitchen which has a comprehensive range of base and wall units. To the rear of the property is an extended second reception room which has a delightful outlook over the garden.

Upstairs on the first floor you will find a generous landing which creates a feeling of space, set off which are three bedrooms. The master bedroom has built-in wardrobes and a splay bay window with views to the front of the house. The additional bedrooms are of a decent size one having a double aspect and built in wardrobes. Both the bathroom and a separate shower room are found on this floor.

A staircase from the landing leads up to the second floor which is taken up by a good-sized room with windows to the front and rear.

To the rear of the property is a southwest facing garden (c.98'x34'). Steps lead down to a paved terrace with a lawn beyond with mature shrubs. To the bottom of the garden with a vegetable patch and garden shed. The garden is enclosed by wooden fencing.

To the side of the property is a GARAGE (c.14'9x7'4) and pedestrian access to the front garden which provides plenty of off streetcar parking.

The property is well presented throughout and features gas fired central heating and double glazing.





## General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

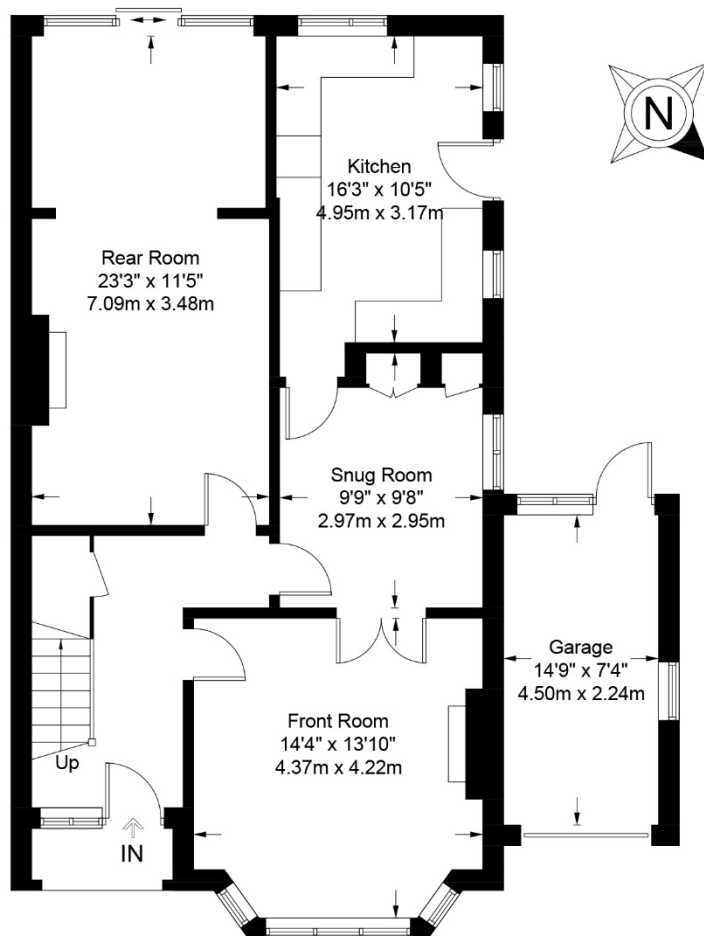
Council Tax. Band E

EPC: D (66/79)

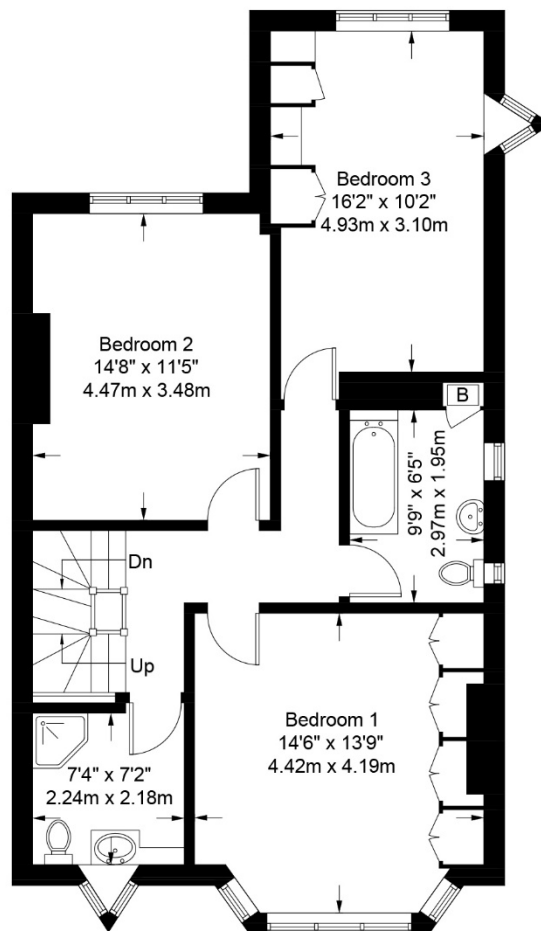
Parking: Garage & off street.



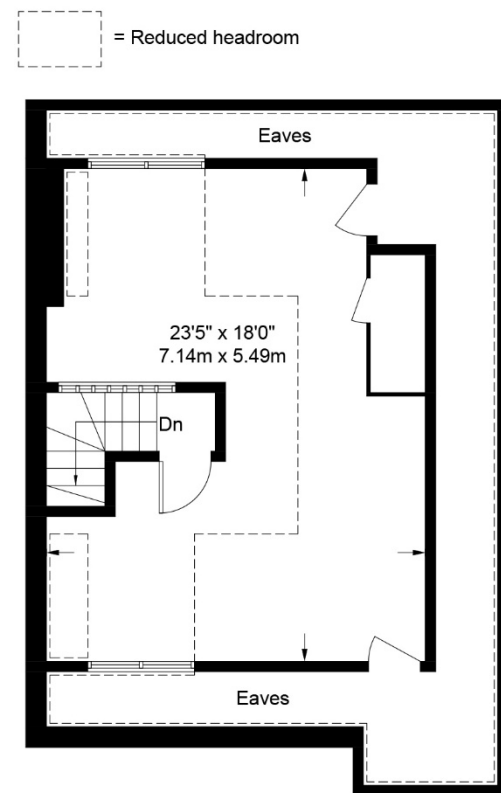




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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 Approximate Gross Internal Area 2047 sq ft / 190.2 sq m (excluding Garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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