



Clare Street, Leckhampton, GL53 7NN

In Excess of £375,000



## Clare Street

Leckhampton, GL53 7NN

An attractive end of terrace two bedroom period home set within the ever-popular Leckhampton district, offered to the market with **no onward chain**. Beautifully presented throughout and thoughtfully improved, this property offers flexible accommodation arranged over three levels, combining character features with modern finishes and a landscaped rear garden complete with a detached garden room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Onward Chain
- End Of Terrace Period Property
- Stylish Extended Kitchen/Dining Room
- Tanked Basement Providing Additional Space
- Landscaped Rear Garden With Garden Room
- Sought-After Leckhampton Location



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**Entrance Hall:** Accessed via a smart arched doorway, the entrance hall provides a welcoming first impression with stairs rising to the first floor and opening into the principal living spaces.

**Sitting Room:** Positioned to the front of the property, the sitting room is a cosy yet well-proportioned space featuring a charming exposed brick fireplace with tiled hearth and wooden mantle. A large window allows for excellent natural light, while contemporary décor and wood-effect flooring create a warm and inviting atmosphere.

**Kitchen/Dining Room:** Forming the heart of the home, the extended kitchen/dining room offers a stylish and practical layout. The kitchen is fitted with a range of modern wall and base units in contrasting tones, complemented by gold-effect handles and light worktops. Integrated appliances include an oven, gas hob, extractor, microwave, and a dishwasher with further space for freestanding appliances.

The dining area benefits from a large roof lantern, flooding the space with natural light, and French doors opening directly onto the rear garden — creating an ideal setting for entertaining and everyday living.

**Family Bathroom:** Located on the ground floor, the contemporary bathroom is finished with marble-effect tiling and comprises a bath with shower over, wash hand basin and WC. A separate storage room accessed from the bathroom houses the boiler and provides useful additional storage.

**Lower Ground Floor – Tanked Basement:** A useful and versatile tanked basement providing valuable additional space. The area benefits from recessed lighting and a large window bringing natural light into the space.

**First Floor Landing:** Leading to two bedrooms and the ensuite.

**Bedroom One:** A spacious double bedroom with two front-facing windows allowing for ample natural light. The room offers generous proportions and direct access to the ensuite shower room. **Ensuite:** Comprising a shower enclosure, wash hand basin and WC, finished in a modern style with complementary tiling.

**Bedroom Two:** A well-proportioned second bedroom, ideal as a guest room, nursery or home office.

**Outside:** The rear garden has been designed for ease of maintenance and enjoyment, featuring a decked seating area directly from the kitchen, an artificial lawn and fenced boundaries providing privacy.

**Garden Room:** To the rear of the garden sits a separate garden room, offering excellent potential as a home office, studio or hobby space.

**Parking:** Permit parking is available within the vicinity by applying through Gloucestershire County Council

**Location:** Clare Street is ideally positioned within the heart of Leckhampton, a highly regarded residential area to the south of Cheltenham town centre. The vibrant Bath Road is just a short stroll away, offering independent cafés, shops and everyday amenities. Excellent local schooling, green open spaces and access to the Cotswold countryside further enhance the appeal. Cheltenham Spa Railway Station is within easy reach, providing direct services to London and other major cities.

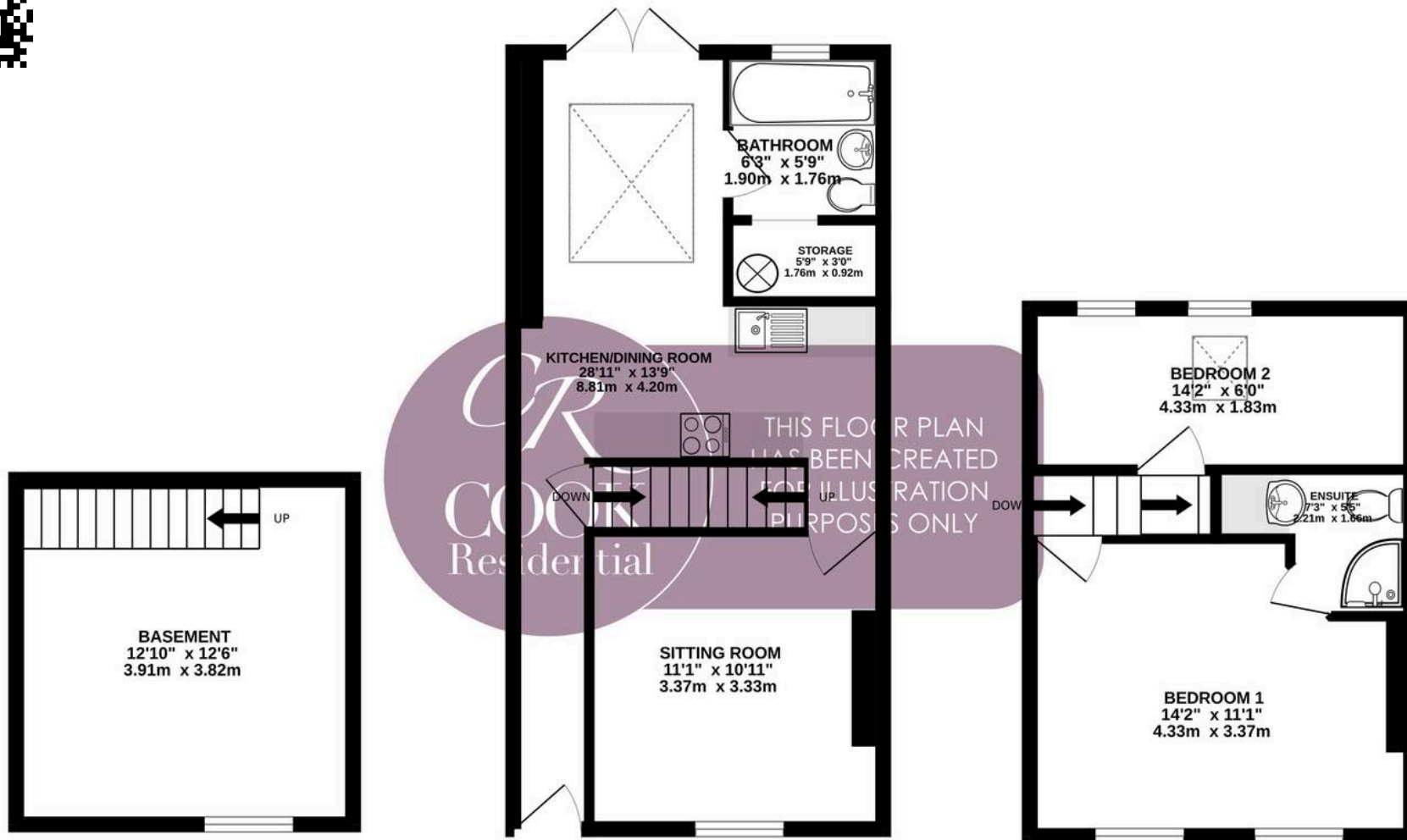
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LOWER GROUND FLOOR  
161 sq.ft. (14.9 sq.m.) approx.

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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