

4 EDWARD STREET,
LECKHAMPTON,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2DA





A beautifully renovated and presented three bedroom Victorian cottage situated in a popular location benefitting from a pretty west facing courtyard garden with pedestrian rear access, and valuably the property is also offered with no onward chain.

Situated just off Bath Road this light and airy property has been recently updated to create a stylish and practical home offering turnkey accommodation located within an easy walk of both Cheltenham town centre and the excellent amenities on the Bath Road.

Impeccably presented, the ground floor comprises of a welcoming sitting room which has the potential to install an open fire if required, which in turn leads through to a superb open plan kitchen/dining room with doors to the west facing rear garden. The kitchen offers generous storage and a selection of integrated appliances including a fridge/freezer, slimline dishwasher, hob & oven.

Unusually for a property of this type, there is also a utility room with a separate cloakroom adding a further dimension to the accommodation.

The first floor provides three bedrooms, two comfortable double bedrooms and a further single bedroom which is presently utilised as a home office but it could be used as a dressing room or small occasional bedroom. The bathroom has also recently been remodelled with white sanitary ware and the addition of a shower over the bath.

At the rear of the property is a particularly attractive west facing courtyard garden which has been designed with ease of maintenance in mind. Predominantly paved it provides a lovely outdoor space for entertaining or enjoying the late afternoon weather sun. There is a useful bike store, rear pedestrian gate and more recently a new flat roof has been fitted.

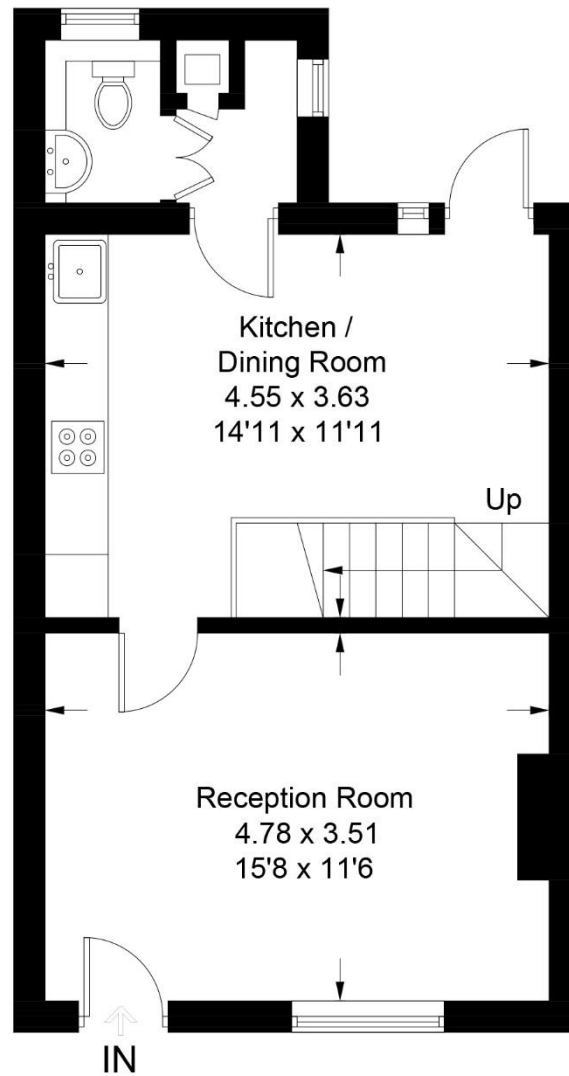
Edward Street is positioned just off Bath Road, within easy walking distance of an outstanding choice of small independent shops, cafés, restaurants, bars and public houses whilst Cheltenham town centre with its wider range of attractions is a twenty minute walk away making this an exceptionally convenient and desirable location.



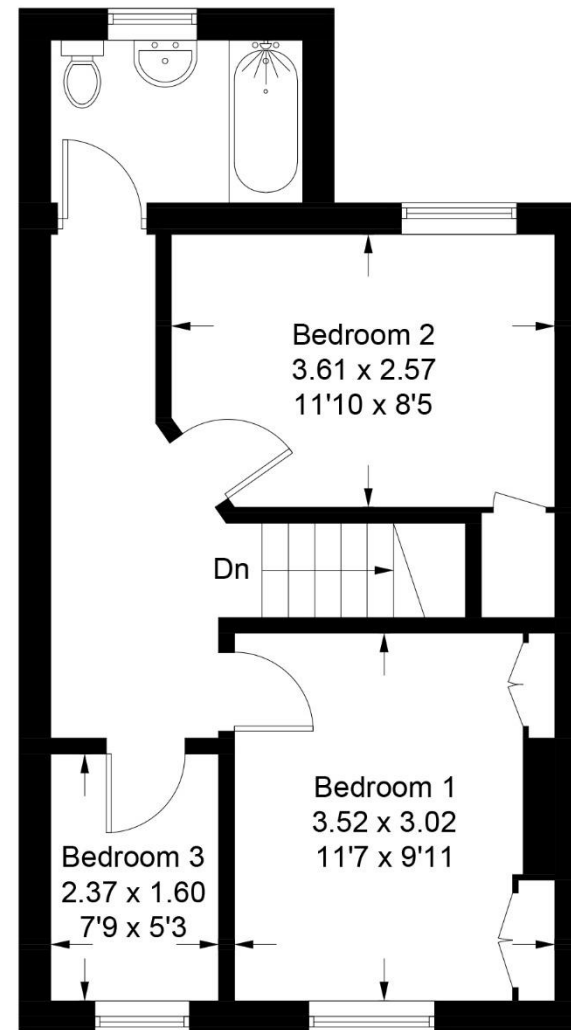


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Approximate Gross Internal Area = 76.4 sq m / 822 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1338010)



GENERAL INFORMATION

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

EPC

Current – 64 (D).

Potential – 79 (C).

COUNCIL TAX BAND

(B) - £1863.47 (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co.
on 01242 222722.

Charles Lear & Co.

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