



ROSS BURBIDGE

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Hermitage Street, Leckhampton, Cheltenham, GL53

£350,000

2 1 2



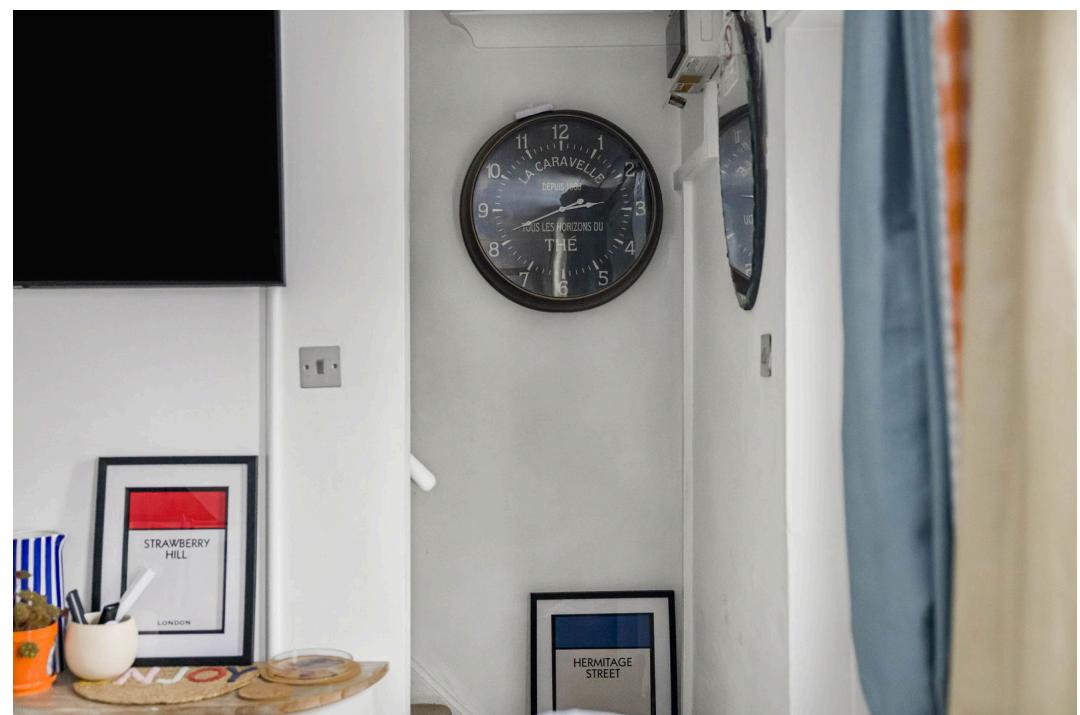
Please Quote: RB1393- Ross Burbidge. Offered to the market with no onward chain, this charming two bedroom period home is ideally positioned on Hermitage Street, just off the ever-popular Bath Road. The location is particularly well suited to those looking for a balance of character, convenience and lifestyle, with an excellent range of independent shops, cafés and restaurants close at hand, along with highly regarded local schools and straightforward access into Cheltenham town centre.

The property is attractively presented throughout and retains much of its original charm and character. A useful side lobby provides practical access into the house as well as directly out to the rear garden, making it ideal for everyday living. The sitting room is a welcoming space with a feature fireplace and front-facing aspect, creating a warm and homely feel. To the rear, the kitchen is well arranged with ample storage, wooden worktops and space for appliances, offering a functional yet characterful space. A modern ground floor bathroom completes the accommodation, fitted with a shower over the bath.

On the first floor, there are two well-proportioned double bedrooms, both enjoying plenty of natural light and continuing the charming feel of the property. Subject to the necessary planning permissions, there is also potential for a buyer to further improve or enhance the accommodation, making this an appealing option for those looking to add value over time.

The rear garden is well established and of a very good size for the location, offering a pleasant and private outdoor space with a variety of seating areas, ideal for relaxing, entertaining or enjoying the sun throughout the day.

Set against the backdrop of the beautiful Cotswold countryside, yet only a short stroll from the Bath Road and the centre of Cheltenham, this property occupies a highly sought-after position and will appeal to buyers seeking a charming period home with future potential in a prime location.



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- Two Bedroom
- Walking Distance To Bath Road
- Extension Potential (Subject To Planning)
- Lovely Rear Garden
- Fireplace
- Please Quote: RB1393-Ross Burbidge
- Character Property
- No Onward Chain
- Well Appointed Kitchen
- On Road Parking



Energy Efficiency Rating

