



4 Brooksdale Lane, Leckhampton, Cheltenham, Gloucestershire GL53 0DX

4 Brooksdale Lane, Leckhampton, Cheltenham, Gloucestershire GL53 ODX

Beautifully presented two double bedroom period townhouse with off-road parking and a south-west facing garden, tucked away in a peaceful Leckhampton location. Combining character features with modern comforts, just moments from Bath Road amenities, excellent schools and Cheltenham town centre.





Nestled within a quiet and highly sought-after residential backwater, just a short stroll from the popular Bath Road shopping district in Leckhampton, this delightful period townhouse offers an exceptional blend of character, comfort and convenience. Lovingly maintained by the current owner for over 30 years, the property successfully combines original period features with tasteful modern improvements to create a warm and inviting home.

The front door opens into a charming living room featuring original wooden flooring and a characterful open fireplace. Flowing seamlessly through to the rear sitting and dining room, the home continues to impress with further wooden flooring, a fireplace incorporating a wood-burning stove and glazed double doors that flood the space with natural light while providing direct access to the rear garden.

The adjoining modern fitted kitchen is well equipped with an excellent range of base and wall-mounted units, offering ample storage and workspace. Beyond the kitchen is a generously proportioned ground floor bathroom, fitted with a contemporary white suite.

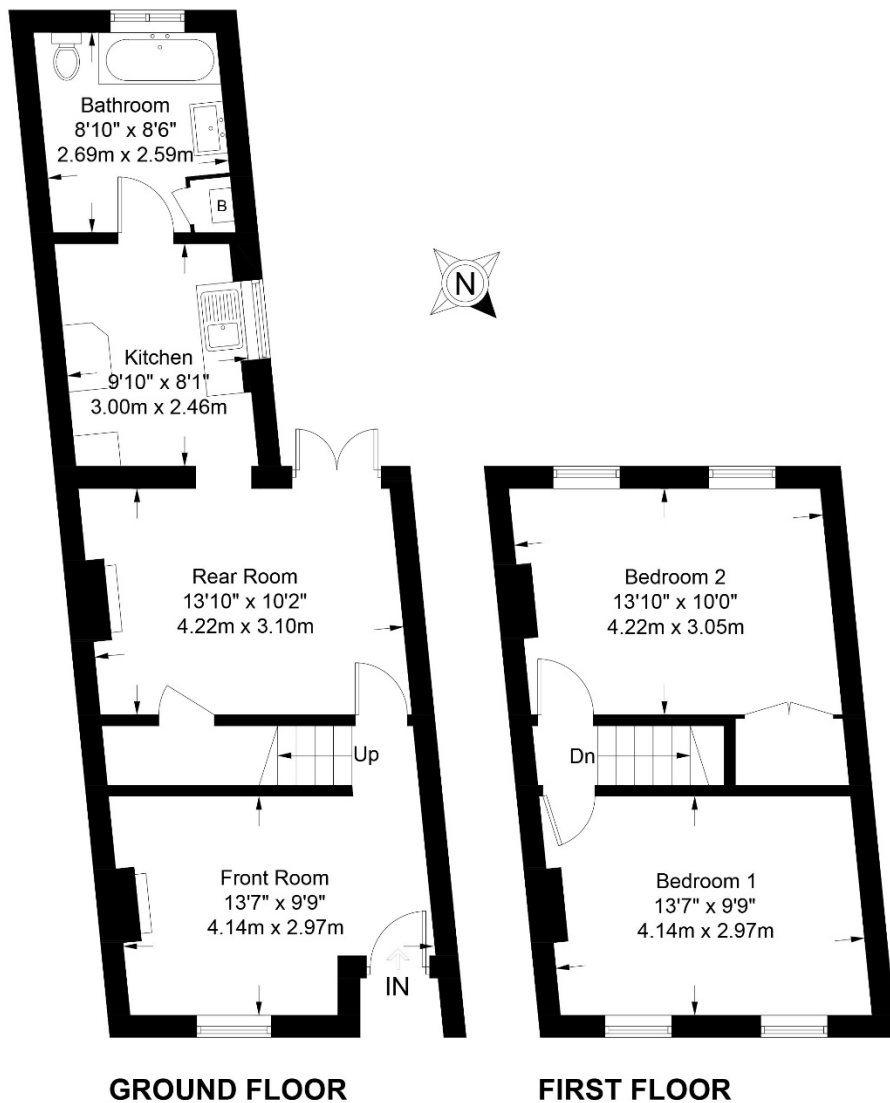
The first floor provides two spacious double bedrooms, both benefiting from dual windows that maximise natural light. The rear bedroom enjoys pleasant views over the garden and includes fitted wardrobes. From the landing, a folding loft ladder provides access to a boarded loft with lighting, offering valuable additional storage.

Outside, the enclosed south-west facing rear garden extends to approximately 41ft and has been thoughtfully divided into two distinct areas. Immediately adjoining the house is a lawn with established shrub borders, while a pathway leads to a generous paved entertaining terrace at the rear, complete with a garden shed and log store.

A particularly rare benefit for this location is the private off-road parking space situated directly in front of the property.

Further benefits include gas-fired central heating, double glazing throughout and excellent decorative order, making this an ideal purchase for first-time buyers, downsizers or those seeking a character home close to Cheltenham's excellent amenities.





General

Tenure: Freehold

Services: All mains services are believed to be connected

Local Authority: Cheltenham Borough Council

Council Tax: Band B

EPC: TBC

Parking: Off street car parking

4 Brooksdale Lane, Leckhampton, Cheltenham, Gloucestershire GL53 0DX
 Approximate Gross Internal Area 796 sq ft / 74.0 sq m

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. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

readmaurice 

48 Andover Road, Cheltenham GL50 2TL

Tel: 01242 241122

Email: post@readmaurice.co.uk

www.readmaurice.co.uk