



Moorend Road
Leckhampton, Cheltenham, GL53 0ER

Perry Bishop
and Chambers

the agent who keeps you informed

Moorend Road

Leckhampton, Cheltenham, GL53 0ER

Price: £400,000

The Property

From its early 18th century origins as a dairy the building was divided into three townhouses in the 1880's and now reflects the character of the age alongside 21st century comfort and style. The current owner has cleverly created maximum living space, from the intimacy of the 16' x 14' sitting room with a fabulous feature fireplace and exposed beam work through light giving doors that lead to the fantastic 21' semi open plan kitchen and dining space, with a gentle step providing subtle demarcation of the rooms. The kitchen is contemporary and unfussy and further light giving doors drift into the lovely conservatory at 11' x 8'. The ground floor is completed with a guest cloakroom and beautifully balanced gardens to front and rear also include good off road parking.

Over the next two floors the character feel and traditional size is evident with bedrooms offering exposed beams, a fireplace or exposed floorboards. The first floor double size rooms extend to 14' x 11' and 16' x 11' alongside a stylish 8' x 4' bathroom, while the second floor level is a particular joy extending to nearly 16' x 14' with apex beam work, a particular attraction.

All of this is located in a quiet spot, just off Leckhampton Road and 1/2 mile away from the vibrant Bath Road shopping and leisure area. A fine period home for modern life, with a location to match.

Directions

From Cheltenham town centre take Bath Road, passing our offices in Leckhampton and continue straight across the island onto Leckhampton Road. Fifth right takes you into Moorend Road, with the property set back on the right shortly after the Moorend Crescent turn. Drivers are welcome to park in the forecourt area.

Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers lips. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass

Services and Tenure

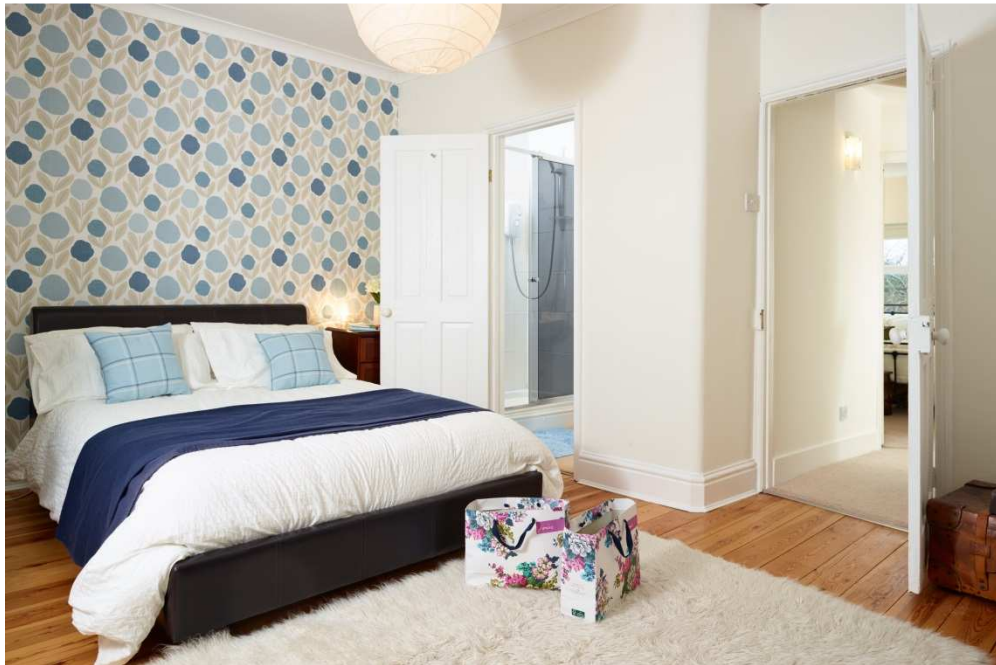
We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

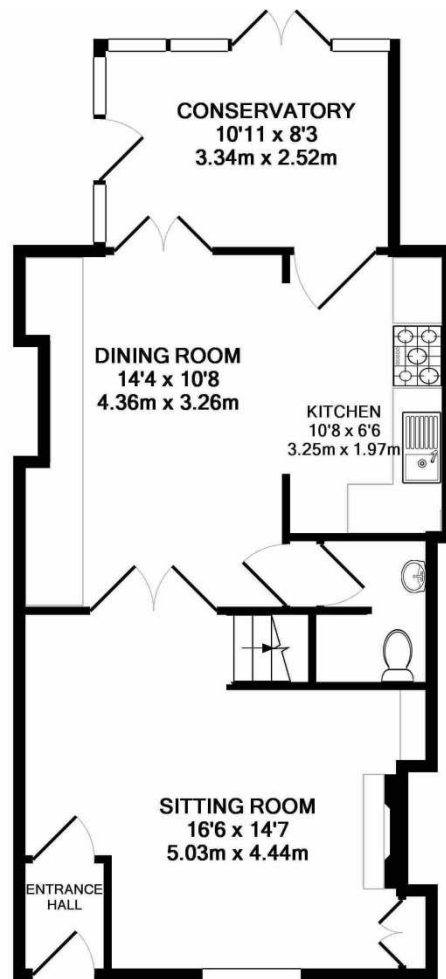
Local Authority

Cheltenham Borough Council
Council Tax Band C

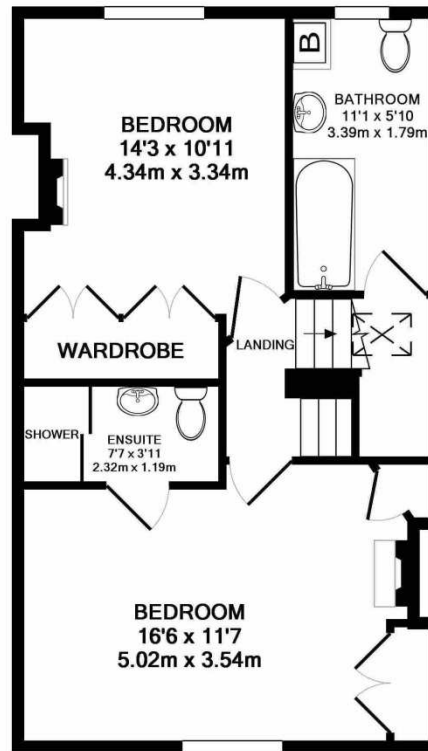
EPC Rating E



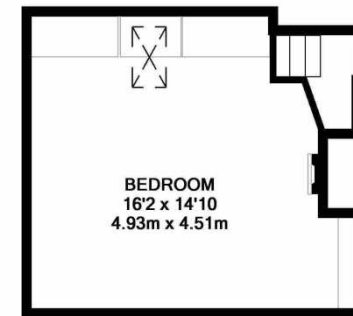




GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 229 SQ.FT.
(21.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1272 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2016

