

Perry Bishop
and Chambers

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Tensing Road Leckhampton GL53 9LX



Well presented link-detached bungalow | Quiet tucked away location
15ft sitting room with views over the garden | Separate dining room
Close to good local schools and amenities | EPC D

£350,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Tensing Road

Leckhampton GL53 9LX



2 Bedrooms



1 Bathroom



2 Receptions

Occupying a delightful corner plot setting is this spacious two bedroom link-detached bungalow located in a prestigious area, ideal for those seeking a low maintenance downsize.

Offering the feeling of space, light and peaceful seclusion is a distinct benefit, its well proportioned and well decorated accommodation in brief comprises an entrance hall, two double bedrooms, a 13ft fitted kitchen gives access into the private mature garden, a 15ft sitting room with patio doors makes the most of the views over the garden.

Additional benefits of this fine bungalow include gas fired central heating, double glazing, a private enclosed garden, a driveway provides off road parking and leads to a single garage.

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.





Directions

From Cheltenham town centre proceed along Bath Road and turn left just beyond Cheltenham College into Thirlestaine Road. At the far end with the mini island, turn right for Old Bath Road. Continue over the next island and railway bridge and then turn left at the shop into Everest Road. Continue until Tensing Road appears on your right hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and 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

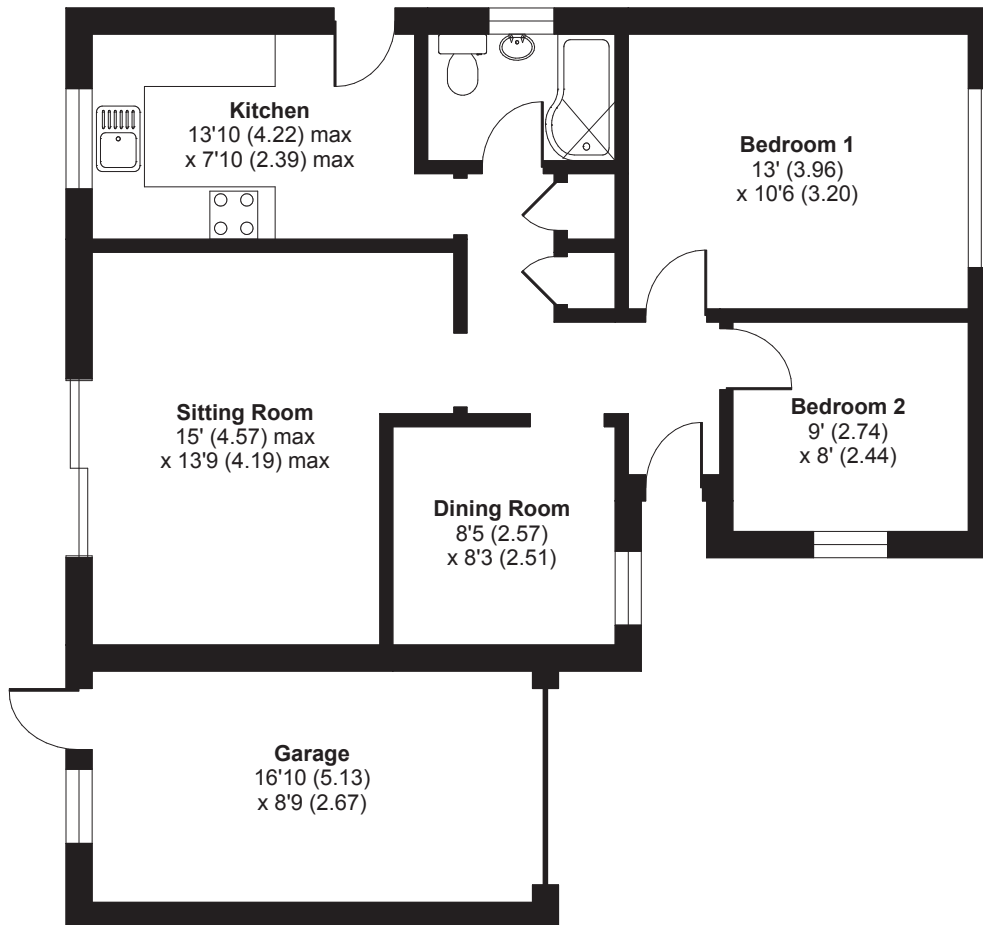
Cheltenham Borough Council

Ref: 91026071/29437/RM



Tensing Road, Leckhampton, GL53

APPROX. GROSS INTERNAL FLOOR AREA 878 SQ FT 81.5 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.