



Moorend Crescent
Leckhampton, Cheltenham, GL53 0EJ

Perry Bishop
and Chambers

the agent who keeps you informed

Moorend Crescent

Leckhampton, Cheltenham, GL53 0EJ

Guide Price: £350,000

The Property

A very well presented three bedroom period town house offering character features and situated close to the excellent local amenities of the Bath Road.

The well decorated accommodation is arranged over three floors and in brief comprises an entrance hall with stairs rising to the first floor, a sitting room with an attractive fireplace which opens in to the dining room with French doors giving access to the garden, this also leads into the fitted kitchen which has a range of units and built in appliances, the ground floor really offers the feeling of space and light and overlooks the private mature garden.

On the first floor there is a large double bedroom to the front with two large windows, a further bedroom and a spacious family bathroom with a separate shower cubicle, a staircase leads to the loft room/third bedroom.

Additional benefits of this fine period home include gas central heating and a southerly facing rear garden, there is also a good sized decked area and a large expanse of lawn, mature shrubs and trees.

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 through the Leckhampton shopping area. At the island turn right for Shurdington Road and then second left into Moorend Street. This continues via a right hand bend onto Moorend Crescent with the property being someway along on the left hand side.

Viewings

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

Local Authority

Cheltenham Borough Council
Council Tax Band B

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.

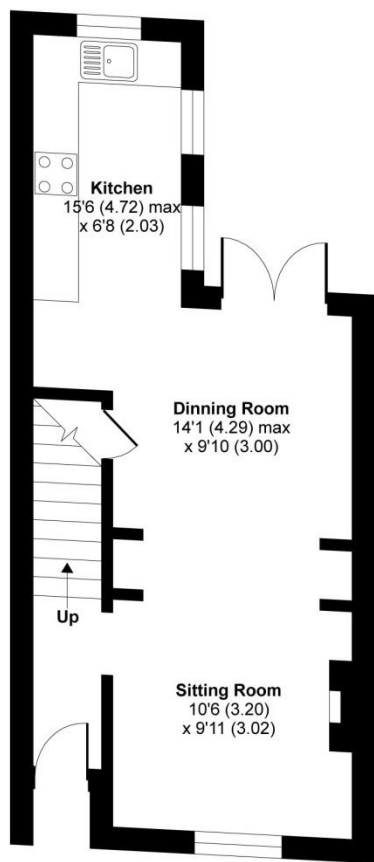
EPC Rating D



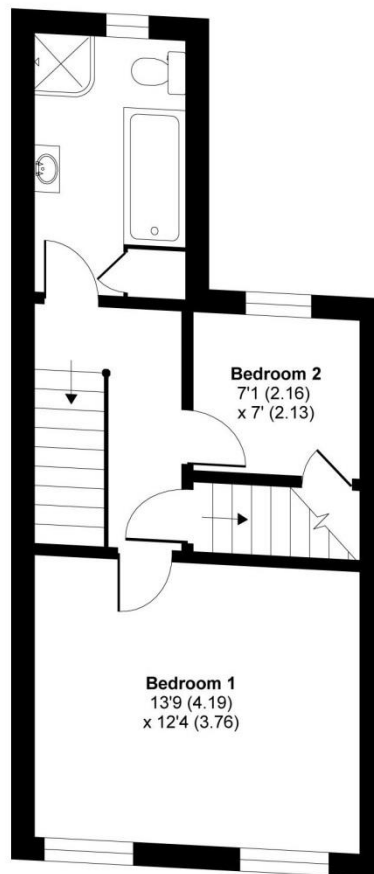


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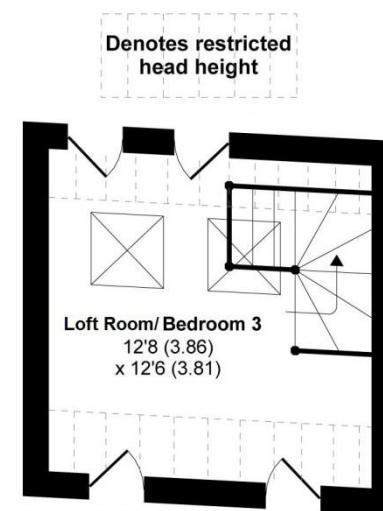
APPROX. GROSS INTERNAL FLOOR AREA 887 SQ FT 82.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



GROUND FLOOR



FIRST FLOOR



SECOND 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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P592 Ravensworth 01670 713330

140 Bath Road, Leckhampton, Cheltenham, Glos. GL53 7NG

T: 01242 246 980

E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

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