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126 LECKHAMPTON ROAD

Cheltenham, GL53 0BX

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An impressive family home on this sought after road with excellent accommodation, parking, a garage and lovely garden.

- Sitting room & Dining room
- Kitchen
- Utility
- Four Bedrooms
- Bathroom
- Garden
- Parking

DESCRIPTION

Set in one of the most desirable locations in Cheltenham, this contemporary home offers the very best of Leckhampton living with the benefit of being within a stone's throw of Bath Road and a short distance to Leckhampton Primary and Leckhampton High School.

Number 126 is a modern semi-detached property forming part of an attractive street scene, one of the advantages to this particular home is the plot size offering excellent off road parking, a garage and generous garden. Spanning internally over 1400 Sq Ft, the accommodation has been extended over recent years to create a practical family home with balanced living to bedroom space.

Entrance is via a welcoming hallway that introduces the reception space. The sitting/dining room is a lovely dual room with a view to the front and the rear, overlooking the gardens, with a feature log burning stove. The kitchen is adjacent and is contemporary in finish with a well-appointed range of units and integrated appliances enjoying a view of the garden, from here a door opens to a utility/ boot room which also offers side access. Underfloor heating runs throughout this floor.

There are four double bedrooms on the first floor, served by a modern family bathroom.



OUTSIDE

The house sits well back from the road and is fronted by a large blocked paved driveway offering parking for a number of cars and access to the garden. To the rear is a generous garden enclosed by a fenced boundary. The mature gardens have been designed with an area of level lawn flanking a patio terrace ideal for al fresco dining. There is a pedestrian gate for access to the front.

SITUATION

Without doubt Leckhampton is one of the most sought after addresses within the town. Highly sought after, it offers a wonderful balance of green and open countryside yet within a short stroll of the boutique shops and lively café culture on Bath Road, which is known for its community feel and offers everything one needs for easy day to day living. Schools, both private and state, in the local vicinity are widely known as some of the best in the area with Leckhampton Primary and Naunton Park within bike and foot distance and new Leckhampton High School. In addition The Richard Pate School and Cheltenham College are also within a stroll. This, and the vibrant neighbourhood on offer, has helped to retain the prestigious status Leckhampton holds as one of the best areas within the area. The location also has excellent access onto the A40 for Oxford and London and M5.

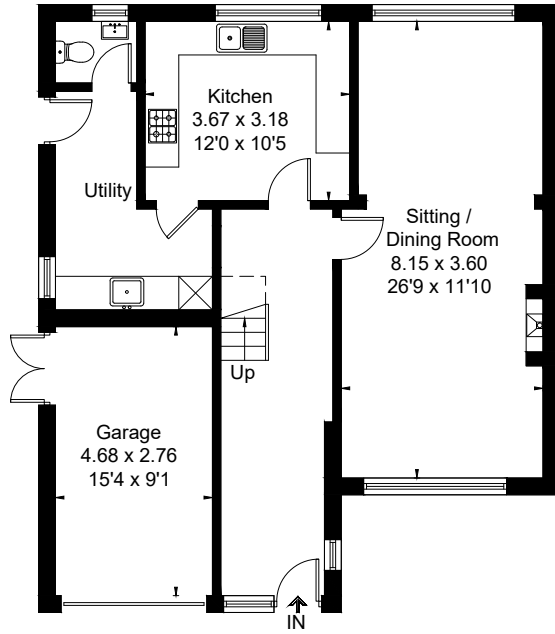


FLOORPLANS

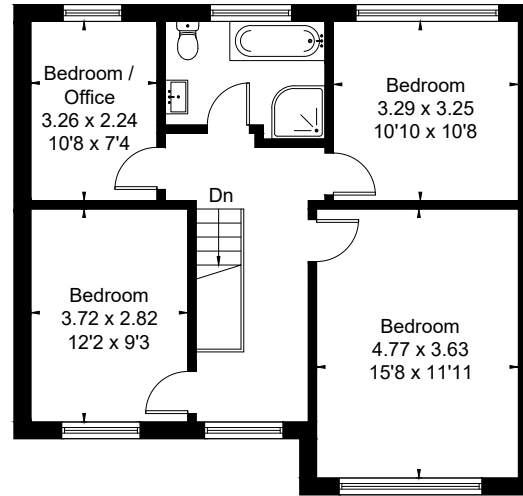
Approximate Floor Area = 131.9 sq m / 1420 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 145.5 sq m / 1566 sq ft



[---] = Reduced head height below 1.5m



Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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