



PETER BALL & CO.
ESTATE AGENTS

NAUNTON CRESCENT, LECKHAMPTON, CHELTENHAM GL53 7BE

£360,000

- Period Terrace House
- Living Room
- Family Room
- Refitted Kitchen/Diner
- Three Bedrooms
- En Suite Shower
- Upstairs Bathroom
- c.67ft South Facing Grd

PROPERTY DESCRIPTION

A charming and characterful, period, mid terrace property, previously extended three bedroom home situated within this sought after location just off the bustling Bath Road. This sought after property can be reached via a paved garden for easy maintenance and is enclosed by decorative iron railings. The entrance hall has stairs to first floor, wood effect laminate flooring and doors to the living room and family room. The living room has a double glazed window to the front and decorative feature fireplace with pebbled gas inset fire. The family room has a feature fireplace and cupboard under the stairs. The newly fitted "Howdens" kitchen has an attractive range of matching range of base and eye level units, stainless steel single bowl sink unit, four-ring electric hob with electric oven under and stainless steel extractor over, integrated under counter fridge, space/plumbing for washing machine, wall mounted "Baxi" boiler, double glazed window to the rear and double glazed French doors leading into



the rear garden. On the first floor there is access to the loft, doors to the three bedrooms and family bathroom. Bedroom one has two windows to the front aspect, feature cast iron period fireplace, built-in wardrobe and door to the en-suite shower room which has a fully tiled shower cubicle and vanity unit with wash hand basin. Bedroom two and three have Velux windows to the rear aspect and bedroom two boasts a built-in wardrobe. The newly fitted bathroom has a white suite comprising of a bath with shower over and Velux window. The well maintained c.67ft south facing mature rear garden enjoys a paved patio area leading onto a lawn with a variety of flower beds, shrubs and trees borders, enclosed by wooden fencing with a garden shed. The property benefits from gas central heating and double glazing.

SITUATION

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

DIRECTIONS

Leave our Leckhampton office via Leckhampton Road. Take the sixth turning on the left onto Naunton Lane. Continue over the mini roundabout and turn left onto Naunton Crescent, which is a one way, the property can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		E4
(69-80)	C		
(55-68)	D		G4
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EE Certificate	EEC

Viewing by appointment with your local office of

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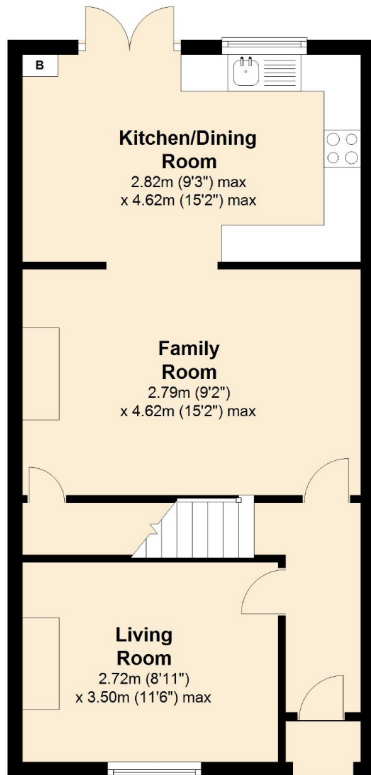
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



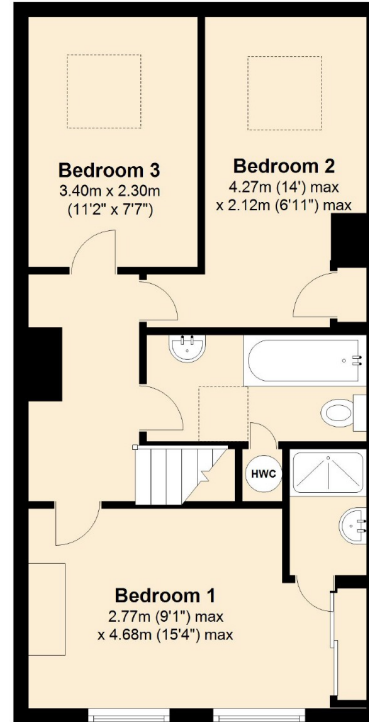
Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.