EVEREEST ROAD, LECKHAMPTON, CHELTENHAM GL53 9LG

£400,000

- Extended Detached House
- Two Separate Receptions
- Modern Kitchen/Breakfast Area
- Three Bedrooms
- Cloakroom & Bathroom
- c.55 ft Rear Garden
- Summerhouse/Shed
- Off Road Parking

PROPERTY DESCRIPTION
A popular, three bedroom, detached family home which was built during the 1980's and has been previously extended to provide generous living accommodation. It is conveniently situated within this sought after location not far from all excellent shopping, parks, doctors surgery, bus routes, the popular Bath Road and other useful amenities the area has to offer. The property can be reached via a low maintenance front garden with a tarmac driveway providing off road parking for a couple of vehicles with pathway to the front door which is situated at the side of the property. The entrance hall leads to the cloakroom, kitchen/ breakfast room and living room. The spacious living room has openings to the light and airy garden room currently used as the dining room with double patio doors to the garden. The refitted modern kitchen/breakfast room has matching high gloss units with solid wooden surfaces, free standing gas cooker with extractor above, space for an upright fridge freezer and a slimline dishwasher. The utility cupboard has plumbing and is accessed via the kitchen. The first floor landing has two storage cupboards (one housing the gas boiler), doors to three bedrooms and the family bathroom. Bedroom one and two are doubles and bedroom three is a single. The modern bathroom is fitted with a P-shaped bath with shower over, a fitted vanity unit with low flush cistern and hand basin. The enclosed c.55 ft rear garden enjoys a raised patio area which is ideal for 'al fresco' dining, flower beds with ornamental trees and shrubs, a decorative path leading to the summerhouse and a gate to give access to the side and front. The property also benefits from gas central heating, double glazing, views of Leckhampton Hill and NO ONWARD CHAIN.

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 delicatessen, 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 the Leckhampton Road and proceed over the two mini roundabouts. Take the next left turn onto Pilley Lane. At the end of Pilley Lane proceed straight over the Old Bath Road and onto Everest Road where the property can be found on the left hand side.

ADDITIONAL INFORMATION
Cheltenham Borough Council. Tax Band D.