



PETER BALL & CO.
ESTATE AGENTS

NAUNTON WAY, LECKHAMPTON, CHELTENHAM GL53 7BQ

£1,195 PCM

- Semi Detached 1930's House
- Sought After Cul-De-Sac
- Close to Naunton Park School
- Modern Kitchen/Dining Room
- Three Bedrooms
- c.35ft South Westerly Garden
- Gas C.H. & Double Glazing
- Off Road Parking

PROPERTY DESCRIPTION

A much sought after 1930's, three bedroom, semi detached family home situated within this popular cul-de-sac of Leckhampton, within walking distance of the super Bath Road shopping amenities and the much sought after Naunton Park Primary School. Pets Considered. The property can be reached via a low maintenance front garden and path to an enclosed porch and shared driveway. The enclosed porch has a window to the front and side and a door into the entrance hall which has stairs to the first floor with cupboard under, opening into the living room and door to the kitchen/dining room. The light and airy living room has a window to the front aspect and double doors into the dining area. The modern kitchen has a matching range of wall and base units with working surfaces over, stainless steel one and half bowl sink and drainer with mixer tap, integral four ring gas hob with oven under and extractor over, built-in cupboard with small window which houses the 'Worcester' boiler, tiled flooring and windows to the rear and side aspect. The dining area has double doors to the rear



garden. On the first floor is access to the loft space, window to side access and doors to the three bedrooms and family bathroom. Bedroom one has a window to the rear. Bedroom two is a double with a window to the front. Bedroom three is a large single with a window to the rear. The family bathroom has a three piece white suite with shower over bath, tiled flooring with underfloor heating, fully tiled walls and a window to the side aspect. The enclosed c.35 ft rear garden is south westerly and mainly laid to block paving for easy maintenance with raised flower beds and decked area, planted with mature shrubs, trees, flower beds and a gated access to the shared driveway which has a large double door shed. The property also benefits from gas central heating, double glazing and off road parking. N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

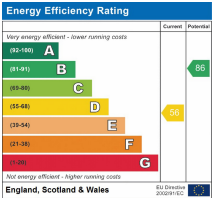
Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a delicatessen, butchers, greengrocers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

DIRECTIONS

Leave our office via the Leckhampton Road, turn left onto Naunton Lane. Proceed over the mini roundabout and turn left into Naunton Way where the property can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council -Tax Band C.



Viewing by appointment with your local office of

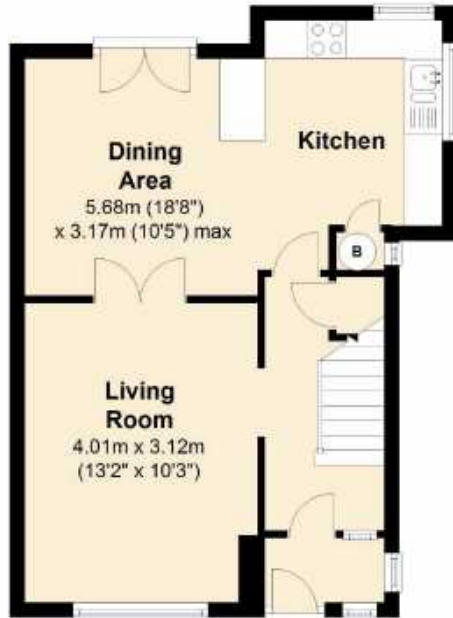
PETER BALL & CO ESTATE AGENTS

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



First Floor



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