



PETER BALL & CO.  
ESTATE AGENTS

# UPPER NORWOOD STREET, LECKHAMPTON, CHELTENHAM GL53 0DS

**£249,000**

- Highly Sought After Area
- First Floor Maisonette
- Private Entrance
- Spacious Living/Dining Room
- Two Bedrooms
- Modern Kitchen
- Garden and Garage
- Gas CH & D/Glazing

## PROPERTY DESCRIPTION

A surprisingly spacious, two double bedroom, first floor maisonette which enjoys a GARAGE and GARDEN as well as westerly front windows and a private entrance. This super property is located within a highly desirable location of Leckhampton, just off the Shurdington Road and within easy walking distance of the popular Bath Road. This well presented property can be reached via a low walled front garden with path and steps to the side leading to the first floor. The entrance hall leads to all rooms. The spacious living/dining room has triple windows to the rear overlooking the garden and a feature gas fireplace. The modern kitchen has a range of wall and base units with built-in oven with a fitted extractor hood over, plumbing for washing machine and two skylights. Both bedrooms have



windows to the front aspect and built-in wardrobes. The bathroom has a three suite including a panelled bath with shower over and window to side. The enclosed rear garden has a circular block paved patio area with dwarf wall and ornamental fish pond. Further gravelled area with paved stepping stones, shrubs and bushes. At the rear of the property (accessed via Croft Lane) is the GARAGE (21'6 x10'11). An internal viewing is highly recommended.

## 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 the Leckhampton office via the Shurdington Road and take the first left turn onto Upper Norwood Street where the property can be found on the left hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band A.  
Tenure - Leasehold with share of Freehold  
972 years remaining on the lease



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	68

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.



## First Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



Total area: approx. 57.0 sq. metres (613.3 sq. feet)

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