Naunton Crescent
Leckhampton GL53 7BD

Spacious period terraced house | Close to Naunton Park School
Benefit of a GARAGE | Good sized rear garden
No onward chain | EPC E

£385,000
A spacious three bedroom period terraced house with the benefit of a GARAGE and a good sized rear garden. Located close to Naunton Park School and conveniently situated for the Bath Road and its range of excellent amenities.

The well proportioned accommodation in brief comprises an entrance hall, sitting room, dining room, a fitted kitchen gives access into a good sized rear garden. On then first floor there are three bedrooms and a spacious family bathroom.

Additional benefits of this period home include gas fired central heating and double glazing. There is no onward chain.

**Amenities**

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers' lists.

Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes.

The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields.

There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.
Directions
From Cheltenham town centre proceed along Bath Road, passing our office and take a left hand turn into Exmouth Street. Continue to the end of the road and if on foot turn left onto Naunton Crescent and the property will be found some way along on your left hand side. If by car go straight over into Fairfield Parade, at the end of the road turn left onto Naunton Lane. Straight over the mini roundabout, and a second left into Naunton Crescent, the property will be found on the right hand side.

Services & Tenure
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority
Cheltenham Borough Council

Ref: 02021042/31789/RM
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Naunton Crescent, Leckhampton, Cheltenham, GL53
APPROX. GROSS INTERNAL FLOOR AREA 1221 SQ FT 113.4 SQ METRES
(EXCLUDES STORE & INCLUDES GARAGE)

GROUND FLOOR
- Sitting Room: 11'8 (3.56) x 11' (3.35)
- Bedroom 2: 11'2 (3.40) max x 9'4 (2.84) max
- Garage: 17'6 (5.33) x 13'8 (4.17)
- Store: 6'10 (2.08) x 7'10 (2.39)
- Dining Room: 14'11 (4.55) x 11' (3.35)
- Kitchen: 9'10 (3.00) x 7'10 (2.39)

FIRST FLOOR
- Bedroom 1: 14'7 (4.45) max x 11'3 (3.43) max
- Bedroom 2: 11'2 (3.40) max x 9'4 (2.84) max
- Bedroom 3: 11'2 (3.40) x 7'11 (2.41) max

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