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Residential

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- NO ONWARD CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- ENCLOSED COURTYARD GARDEN
- JUST OFF THE BATH ROAD

Offers in Excess of £300,000

Hermitage Street

Leckhampton

GL53 7NX

Hermitage Street, Leckhampton, GL53 7NX

Set just off the ever-popular Bath Road, this charming period terraced property offers two bedrooms and two reception rooms.

Living Areas: The property has a welcoming sitting room with stone tiled flooring that flows into the kitchen. A further reception room ideal for use as a dining room has bi-fold doors opening onto the enclosed courtyard garden.

Modern Kitchen: features white high-gloss wall and base units, ample counter space, an integrated oven and gas hob, and additional space for a free-standing washing machine.

First Floor: The landing area leads to the bedrooms and the family bathroom.

Bedrooms: The property boasts two bedrooms, each designed with your comfort and personalisation in mind. They can easily accommodate a variety of furniture layouts and personal touches, inspiring you to create your perfect sanctuary.

Contemporary Bathroom: A three-piece suite comprises a bath with shower attachment, WC and sink as well as a wall-mounted heated towel rail.

Outside: There is a low-maintenance courtyard garden, a perfect spot for outdoor relaxation or entertaining guests in a private setting.

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Tenure: Freehold
Council Tax Band: B

Local Charm: Leckhampton encompasses the vibrant Bath Road, which features a variety of independent outlets, including gift shops, boutiques, and other specialist retailers. There is also a wide range of delis, cafes, bars, and restaurants, including the two-Michelin-starred restaurant Le Champignon Sauvage. Leckhampton has easy car access to the M4 and M5 motorways and the Cheltenham town centre, and there is also a regular bus service.

The local area is a short distance to some lovely countryside, including Leckhampton Hill, well known for its famous landmark, the Devil's Chimney. Local primary and secondary schools include Cheltenham College, Leckhampton Church of England, Naunton Park, and Richard Pates.

All information regarding the property details, including its position on freehold, will be confirmed between vendor and purchaser solicitors, ensuring a secure and transparent transaction. All measurements are approximate and for guidance purposes only.

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