



41 Francis Street, Leckhampton, Cheltenham Gloucestershire GL53 7NY

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Stylish three-bedroom family home with spacious interlinking living space close to the Bath Road. Comprising: sitting room, family room, cloakroom, kitchen/living room, three-bedrooms, modern bathroom and enclosed rear garden.





Charming period town house with stylish interiors located within a short walk from Leckhamptons Bath Road shopping district.

Stepping into the house on the ground floor into a wide reception room. This room with tall ceilings and fireplace leads through to the family room which leads through to the kitchen/living room. The kitchen is fitted to one end of the room, with quartz worksurfaces, an extensive range of base and wall cupboards together with a wide peninsular breakfast bar. Overhead roof windows fill the room with light, while the far end of the room can easily accommodate a dining table and seating. Folding doors open onto a paved terrace and the garden.

Upstairs there are three bedrooms, two of which have built in cupboards. Opposite the principal bedroom is a well-appointed modern bathroom with shower bath, W.C and basin.

The property is well presented throughout with many pleasing features including original fireplaces, paneled doors, plantation blinds, ceramic tiled floors and modern bathroom and kitchen fittings.

The house is set back from the street with an attractive front garden. To the rear is an enclosed garden, ideal for entertain in with sitting out areas and raised flower beds.

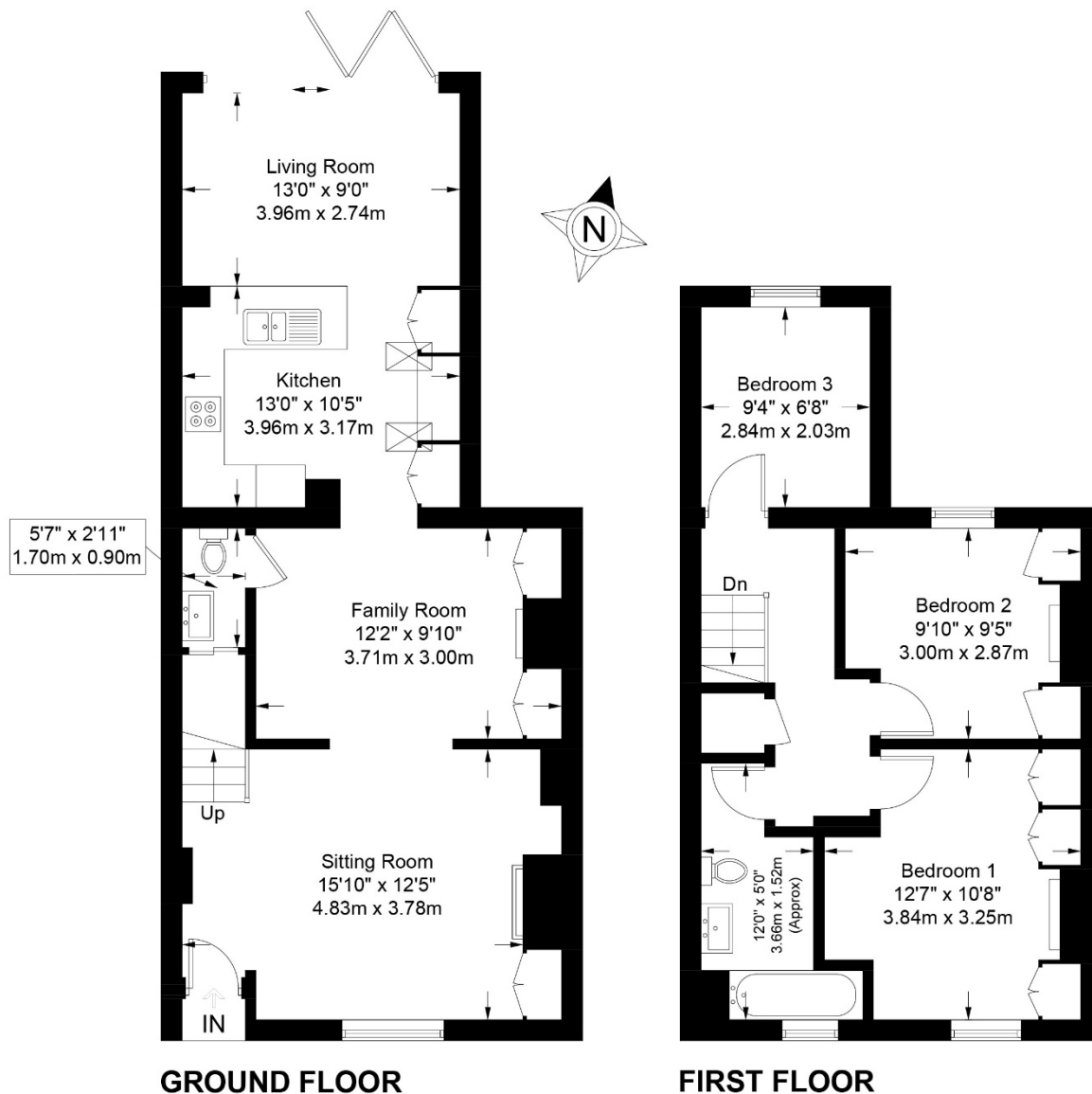
Parking is on street in both Francis Street and Hermitage street to the rear from which a gate gives access to the rear garden.











General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: D (60/70)

Parking: On street car parking in both Francis and Hermitage Street (gate to property).

Title Number: GR370152

ADDITIONAL: Integrated appliances include oven, hob and dishwasher. Fridge/freezer, washing machine and tumble dryer by separate negotiation.

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Approximate Gross Internal Area 1158 sq ft / 107.6 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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