



2 Bedroom Period Town House

£340,000 Freehold

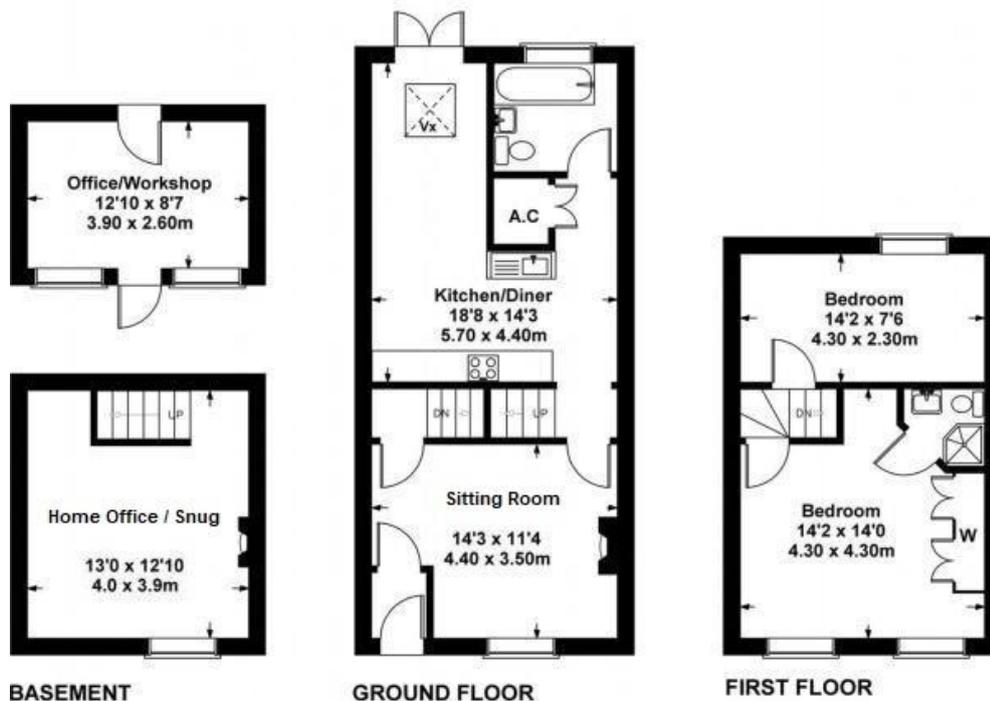
3 Clare Street, Leckhampton,
CHELTENHAM, GL53 7NN



A Victorian semi detached town house with a low maintenance garden & studio in this vibrant location off Bath Road

- sitting room • kitchen • home office/snug • 2 double bedrooms • 2 luxury bath/shower rooms • garden • studio • highly regarded location • close to excellent schools and amenities • no onward chain

Approximate Gross Internal Area
1,055 sq ft - 98 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	
	51	81

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Description

A traditional period property which has been extended and upgraded creating a stylish modern interior with a classic Victorian facade. The light and airy accommodation includes sitting room with feature fireplace, modern kitchen/diner with a range of quality integrated appliances and a ground floor bathroom. On the lower ground floor there is a generous home office/snug with ample ceiling height and light well. Upstairs there are 2 double bedrooms the master with en-suite shower room. Outside there is a good size low maintenance town garden and a detached studio with independent rear access providing a wonderful opportunity for anybody looking to work from home. The studio has light, power, double glazing and is fully insulated.

Situation

Just a stroll from the extensive amenities found at the top of Bath Road and only a 5 minute walk from Montpellier. Centre for the Cotswolds, Cheltenham is a beautiful and prosperous town with notable splendid Regency architecture reflecting its heritage. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for and there are excellent sporting facilities in and around Cheltenham including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.

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