



A stylish three bedroom period town house

52 Leighton Road, Fairview Cheltenham, GL52 6BD

Guide £475,000 Freehold



Entrance hall • sitting room • dining room • kitchen
• basement • three bedrooms • modern family bathroom
• lovely garden • character features

Situation

Leighton Road is a popular residential road located just to the East of Cheltenham town centre, with excellent access to day to day facilities and local schooling.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz

festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.





Description

52 Leighton Road is a beautifully presented period town house situated in a sought after location within approximately a mile of the town centre and Pittville Park. The accommodation provides flexible living accommodation whilst retaining many fine character features and potential to extend the kitchen subject to obtaining the necessary planning consents.

The accommodation briefly comprises; entrance hall leading to a generous bay fronted sitting room, with lovely stripped wooden floorboards, coved ceiling and a cosy log burner. The sitting room opens to a generous dining room overlooking the pretty rear garden. The kitchen is well equipped with floor and wall mounted storage units, worktops and a range of integrated appliances. Stairs lead down from the kitchen to a spacious unconverted basement which offers potential to upgrade for further accommodation.

Upstairs there are three good sized bedrooms and a spacious mezzanine family bathroom. Outside the attractive rear garden has low maintenance in mind, enclosed by redbrick walls, flower beds and a raised patio area perfect for al fresco dining.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

Freehold

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Council Tax

Band = C

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.
EPC Rating = B

Viewing

Strictly by appointment with Savills.

52 Leighton Road, Fairview Cheltenham, GL52 6BD

Approximate Area 104.4 sq m / 1124 sq ft

Cellar 23.1 sq m / 249 sq ft

Total 127.5 sq m / 1373 sq ft

Contact

Savills Cheltenham

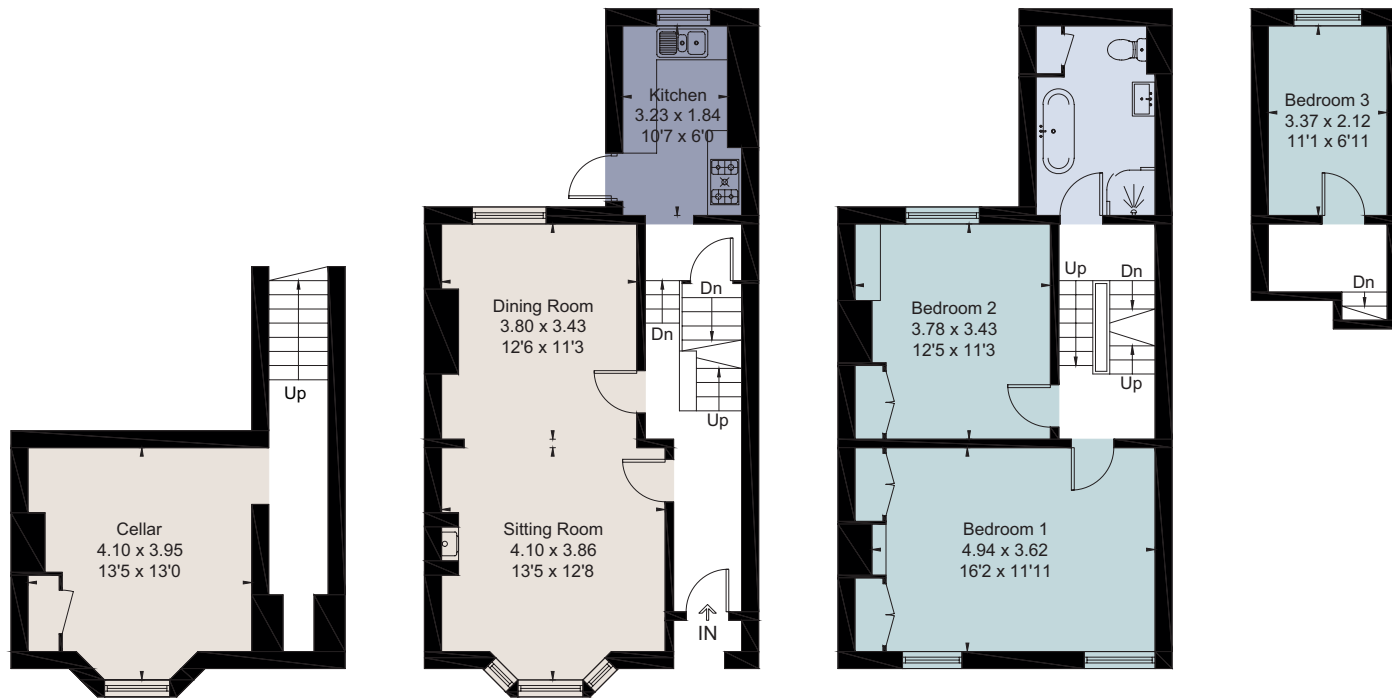
01242 548 000

cheltenham@savills.com



savills

savills.co.uk



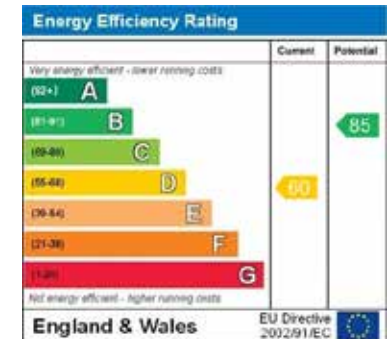
Cellar

Ground Floor

First Floor

Second Floor

For identification only. Not to scale. © 221124AM



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

