







170B Leckhampton Road, Cheltenham, GL53 0AA

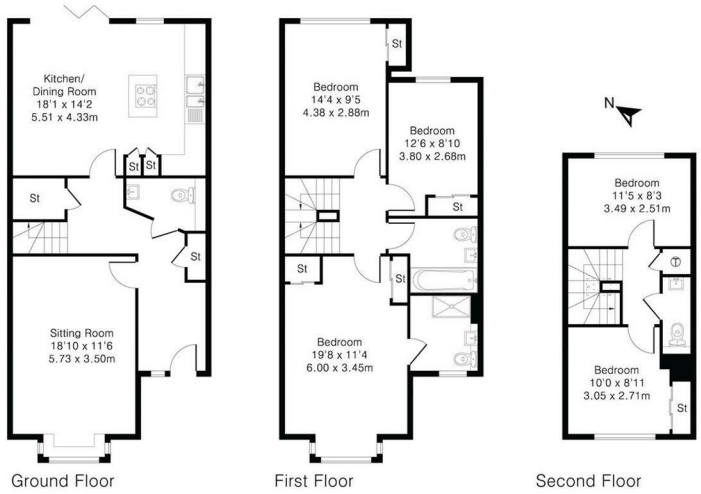
£3,300 Per Month

TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE END OF DECEMBER
- COUNCIL TAX BAND - TO BE CONFIRMED
- BRAND NEW
- UNDER FLOOR & ELECTRIC HEATING WITH AIR SOURCE HEAT PUMP
- EXCELLANT LOCATION
- HOLDING DEPOSIT £761.00
- SECURITY DEPOSIT £3807
- EV CHARGING POINT
- PARKING FOR 2 CARS
- VERSATILE ACCOMADATION OVER THREE FLOORS

Approximate Gross Internal Area 1592 sq ft - 148 sq m
Ground Floor Area 668 sq ft – 62 sq m
First Floor Area 628 sq ft – 58 sq m
Second Floor Area 296 sq ft – 28 sq m



Directions

THE PROPERTY

A brand new semi-detached house on Leckhampton Road within a stones throw of the sought after amenities on Bath Road. Leckhampton Primary School & The High School Leckhampton are also within a short walk.
Arranged over three floors, this beautiful family home offers well-balanced accommodation. The ground floor has underfloor heating and comprises a wide reception hall offering ample space for coats & shoe storage, a cloakroom, cloak cupboard & an under-stair storage cupboard. A well proportioned sitting room with bay window is at the front of the house whilst to the rear is an excellent open plan kitchen/dining room with bi-folding doors opening into the garden. The contemporary kitchen is handleless with a CENTRAL ISLAND incorporating a breakfast bar. The kitchen is also fitted with a range of NEFF integrated appliances to include a hob, oven, combi microwave/oven, fridge freezer & dishwasher.
The first floor plays host to a master bedroom with fitted wardrobes & contemporary shower room, two further double bedrooms and a family bathroom.
The top floor offers two additional bedrooms, one of which would make a fine home office, & a cloakroom on this floor.
Outside, to the front are landscaped gardens with footpaths to the front doors. The rear gardens are manageable & laid to lawn with patio areas, & offer access to the parking at the rear where an electric vehicle charging point may be found.

This exciting new development is within a short walk of the vibrant Bath Road and its wonderful independent shops and cafes alongside supermarkets, public houses and restaurants.

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

SITUATION

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