



**19 Eynon Close, Leckhampton, Cheltenham, GL53 0QA**  
**£235,000 Freehold**

**hmt**  
SALES & LETTINGS

A 2 bedroom semi detached house at the heart of the popular Leckhampton area. The property is situated within a cul-de-sac location and is walking distance from amenities on the Bath road. The layout comprises of kitchen, sitting room, 2 double bedrooms and bathroom with parking plus a small garden to the rear.

**£235,000 Freehold**



## Entrance

Entrance door to entrance hall with laminate flooring throughout, under stairs storage cupboard, doors to all rooms;

## Kitchen

2.45m x 2.39m (8'0" x 7'10")

Range of eye and base level storage units with roll top work surfaces and tiled splash backs, fitted 4 ring gas hob, electric oven, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to the front, wall mounted gas fired

boiler serving domestic hot water and central heating.

## Sitting Room

4.19m x 3.51m (13'9" x 11'6")

Double glazed window to the rear, single panel radiator, feature fireplace surround, TV point, laminate flooring throughout. Stairs rise to first floor;

## Landing

Loft access, airing cupboard, doors to all rooms;

## Bedroom 1

3.49m x 2.40m (11'5" x 7'10")

2 x double glazed windows to the front, built-in cupboard, single panel radiator.

## Bedroom 2

3.52 x 2.25m (11'7" x 7'5")

Double glazed window to the rear, radiator.

## Bathroom

1.96m x 1.79m (6'5" x 5'10")

Suite comprising of panelled bath with tiled splash backs and electric shower over, mixer tap over, pedestal wash hand basin, low flush WC, double glazed window to the side, radiator.

## Outside

To the front there is an open plan garden area and off road parking, side access to rear garden which is paved and gravelled and enclosed by panelled fencing.

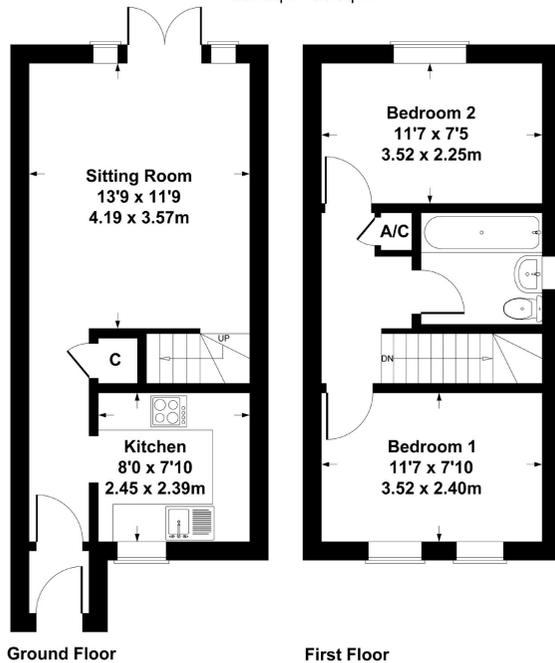
AGENTS NOTE; The internal pictures are library pictures, the property is currently tenanted and could benefit from a makeover.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 19 Eynon Close

Approximate Gross Internal Area  
602 sq ft - 56 sq m



Ground Floor

First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92-100) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



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