



82 Pilley Crescent, Leckhampton, Cheltenham, GL53 9ET

£270,000

hmt
SALES & LETTINGS

A 3 bedroom end terraced house with useful loft room and conservatory. The accommodation comprising Sitting room with wood burner, kitchen and ground floor bathroom, cloakroom and conservatory. The main bedroom has an en-suite shower, there are 2 further bedrooms with steps to the loft space off bedroom 3. Outside there are enclosed gardens to the rear and parking. Popular Leckhampton location. BOOK YOUR VIEWING NOW TO AVOID DISAPPOINTMENT.

£270,000



Entrance

Double glazed entrance door to entrance hall, stairs to first floor, door to;

Sitting Room

3.81m x 4.08m (12'6" x 13'5")

Double glazed window to front, built-in alcove cupboard and shelving, understairs storage cupboard, wood burner set into brick fireplace with timber mantle and raised quarry tiled hearth, TV point, single panel radiator. Door to kitchen

Kitchen

3m x 2.54m (9'10" x 8'4")

Ceramic tiled floor, range of eye and base level storage units with roll top work surfaces and tiled splash backs,

single bowl sink unit with mixer tap attachment over and cupboard under, built-in dishwasher, built-in electric oven and 4 ring gas hob, larder storage with shelving.

Bathroom

2.5m x 1.35m (8'2" x 4'5")

Corner bath with mixer tap and shower attachment over, wash hand basin with mixer tap, heated towel ladder, window to rear, extractor fan.

Cloakroom

Low flush WC, double panel radiator, double glazed window to rear.

Conservatory

4.34m x 2.08m (14'3" x 6'10")

Double glazed UPVC construction over a block and render base, with windows to rear and door to side, tiled floor continues from kitchen, tile work top with cupboards under and plumbing for washing machine.

First Floor

Half landing with window to side, landing, doors to bedrooms.

Bedroom 1

3.08m x 3.52m (10'1" x 11'7")

Double glazed window to front, double panel radiator door to;

En-Suite

1.8m x 1.29m (5'11" x 4'3")

Suite comprising shower cubicle with fitted shower, fully tiled walls and floor, pedestal wash hand basin, low flush WC, extractor fan.

Bedroom 2

2.58m x 2.35m (8'6" x 7'9")

Double glazed window to rear, single panel radiator.

Bedroom 3

3.31m x 2.85m (10'10" x 9'4")

Double glazed window to rear, easy tread stairs to loft room.

Loft Room

3.35m x 3.03m (11'0" x 9'11")

Some limited head height to eaves, Velux skylight windows to side and rear, eaves storage.

Outside

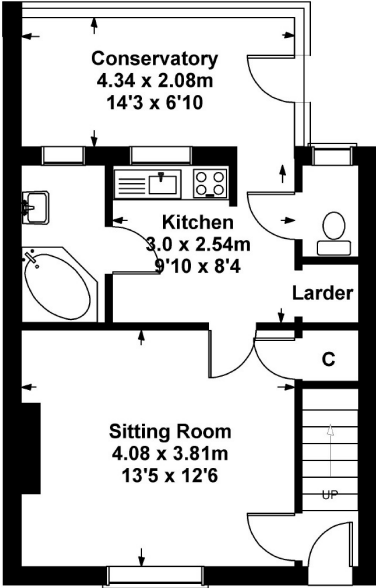
Enclosed rear garden with shrub borders and grass, brick out house and shed. Off road parking to front.

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.

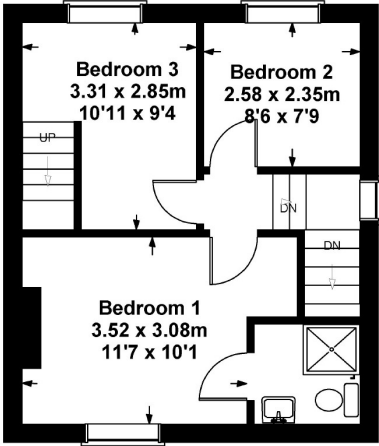


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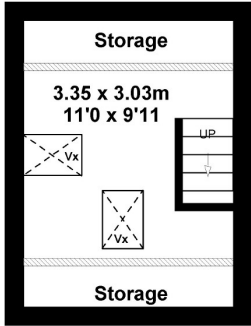
Approximate gross internal area 960 sq ft - 89 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(50-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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