



Portman Terrace, Upper Bath Street, Leckhampton, Cheltenham, GL50

£400,000

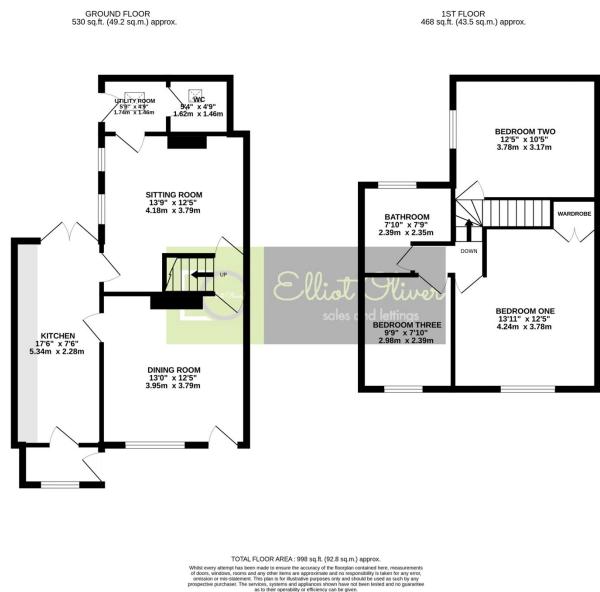
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- Three bedroom
- Two reception rooms
- Downstairs cloakroom
- Family bathroom
- Close proximity to town centre and Bath Road
- Period house
- Fitted kitchen
- Main bedroom includes fitted wardrobes
- Enclosed patio garden
- Council Tax Band: C



This three-bedroom home presents a fantastic opportunity for first-time buyers or investors alike. The sitting room beckons as a cosy retreat, featuring a charming fireplace and large windows that flood the space with natural light. A fitted kitchen with a variety of wall and base units, complemented by essential appliances. An extra reception room is being used as a dining room to entertain family and friends, with French doors leading to the rear garden. There is also a useful utility area and downstairs cloakroom. On the first floor there are two double bedrooms, with one of them benefitting wardrobe space, a further large single bedroom and a family bathroom. The property enjoys proximity to a vibrant array of restaurants, shops, and bars as well as easy transport links to get you around the town and its surrounding Bath Road areas.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC