

## 19 Moorend Road, Leckhampton, Cheltenham, GL53 0ER

Auction Guide Price +++ £240,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- REQUIRES MODERNISATION
- 3 BEDS | REAR GARDEN | SCOPE FOR PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold 3 BED PERIOD HOUSE ( 1224 Sq Ft ) now in need of MODERNISATION with scope for OFF STREET PARKING.

# 19 Moorend Road, Leckhampton, Cheltenham, GL53 0ER

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 19 Moorend Road, Leckhampton, Cheltenham, Gloucestershire, GL53 0ER

Lot Number 1

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A charming Freehold mid terraced period property occupying mature plot with generous front and rear gardens. The accommodation ( 1224 Sq Ft ) is arranged over 3 floors with 3 bedrooms and flexible reception space. Sold with vacant possession.

Tenure - Freehold

Council Tax - Band C

EPC - G

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | MODERNISATION

The property now requires modernisation but has scope for a fine home or investment in this sought after location in Leckhampton. There is scope to extend the property to rear to create an open plan kitchen / diner leading out to the rear garden.

### OFF STREET PARKING

There is scope to create off street parking at the front of the property.

All above subject to gaining the necessary consents.

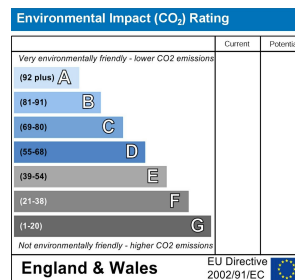
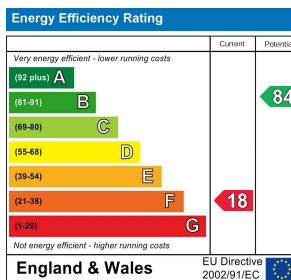
### LOCATION

Leckhampton is one of the most highly regarded and desirable districts in Cheltenham and is located within walking distance of the town centre. The area is renowned for its magnificent Regency architecture and further boasts an array of individual properties built over a range of eras. A variety of local amenities can be found on the fashionable Bath Road, and further away in the Suffolks and Montpellier. A nearby bus service provides buses every 10 minutes (approximately) from Leckhampton Road to the leafy Promenade in the heart of Cheltenham town centre, where a selection of boutiques, shops and restaurants can be found.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.