

43 FRANCIS STREET, LECKHAMPTON, CHELTENHAM,
GLOUCESTERSHIRE, GL53 7NY



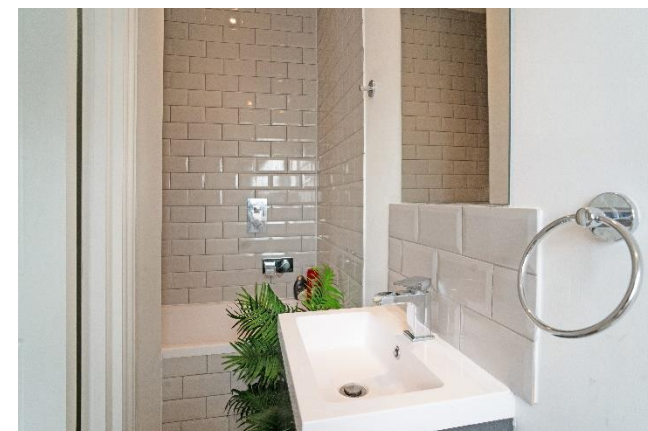
43 FRANCIS STREET

This exceptional mid terrace cottage is situated on a popular street within a short walk of the vibrant Bath Road in Leckhampton. The property benefits from a stunning open plan kitchen/breakfast room with a vaulted ceiling, island unit and doors to the garden and additionally there is a downstairs WC, two versatile reception rooms and on the first floor there are two double bedroom suites.

- Reception hall with a cloakroom and doors to the sitting room/office and family room/snug room
- Exceptional extended 14' kitchen/breakfast room with an island unit and space for a dining table
- Pretty family room/snug with a bio-ethanol stove creating an impressive focal point in the room and a concealed door leading to a useful under stair utility cupboard with coat hooks, shelving and space and plumbing for a washer/dryer
- Sitting room fitted with bespoke furniture and large a sash window with a plantation blind
- Two double bedrooms, one with an en-suite bathroom and one with an en-suite shower room
- Private low maintenance courtyard garden

This stylish & fully restored terraced home offers beautifully presented accommodation comprising of a wide hall with stairs to the first floor & a contemporary cloakroom, sitting room which is presently being utilised as a home office and a cosy family room/snug, which adjoins the bright and airy kitchen/breakfast room. The kitchen/breakfast room is a wonderful entertaining space, fitted with a high quality kitchen with granite worktops, a selection of integrated appliances & herringbone flooring along with bi-fold doors to the rear garden whilst on the first floor there are two impressive double bedroom suites.





SITUATION

Francis Street is a peaceful residential street, forming part of an established district comprising of similar types of homes positioned within walking distance of the vibrant Bath Road. The Bath Road is highly regarded and provides an excellent selection of amenities including bespoke cafes, restaurants, public houses, supermarkets, bakers and artisan butchers. Leckhampton is also noted for its excellent schools, Naunton Park Primary School being within a five minute walk, community atmosphere and beautiful countryside, it is also well placed for access to the town and transport links to Cirencester, Gloucester and the M5 motorway network at J11a.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: C - £1,754.91pa. (2022/2023).

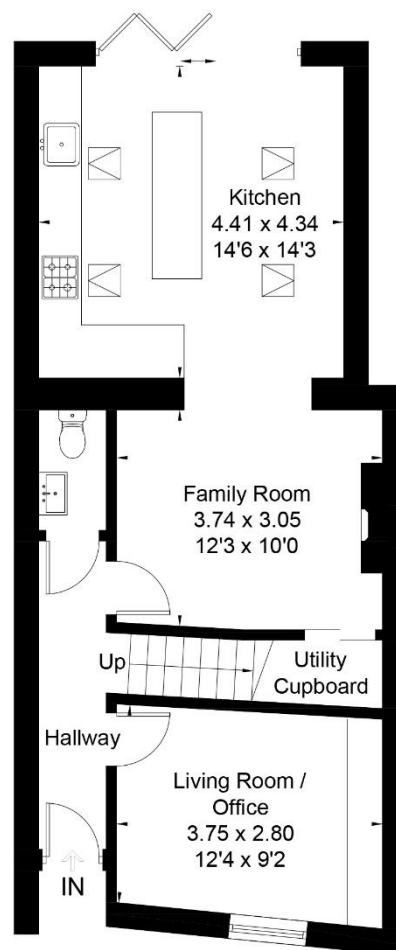
EPC Rating: TBC

VIEWINGS

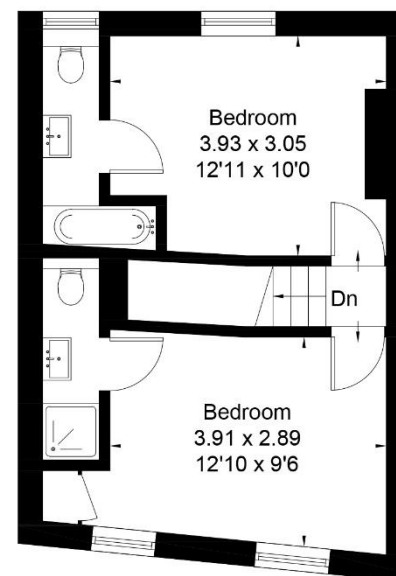
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 89.4 sq m / 962 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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