



Naunton Parade, Leckhampton, GL53 7NP

Guide Price £375,000





## Naunton Parade

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A well-presented three-bedroom mid-terraced home, ideally positioned within a no through road just moments from the ever-popular Bath Road and offered to the market with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Three Well-Proportioned Bedrooms
- Carport Providing Covered Off-Road Parking
- Stylish, Well-Appointed Bathroom
- Prime Bath Road Location Just Moments From Amenities
- Private, Low-Maintenance Courtyard Garden Ideal For Entertaining





A well-presented three-bedroom mid-terraced home, ideally positioned within a no through road just moments from the ever-popular Bath Road and offered to the market with no onward chain. This attractive property benefits from a carport, private courtyard garden, and well-balanced accommodation arranged over two floors, making it an ideal first-time purchase, investment, or downsizing opportunity in one of Cheltenham's most sought-after locations.

**Entrance Hall:** A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor with storage cupboard below.

**Cloakroom:** Accessed from the entrance hall and fitted with a low level WC and wash hand basin, offering practical convenience for guests.

**Kitchen:** A well-appointed kitchen fitted with a range of wall and base units with complementary work surfaces over. There is an integrated oven with hob above, as well as an integrated dishwasher, and under counter fridge and freezer. A window provides natural light, and there is additional space for appliances.

**Sitting/Dining Room:** A bright and spacious reception room with clearly defined sitting and dining areas. A feature fireplace creates a focal point, while double doors open directly onto the courtyard garden, allowing for a seamless indoor-outdoor flow and plenty of natural light.

**Landing:** Providing access to all first-floor rooms, along with additional storage.

**Bedroom One:** A generous double bedroom with two windows overlooking the rear courtyard, allowing for excellent natural light. The room further benefits from built-in wardrobes providing ample storage.

**Bedroom Two:** A good-sized double bedroom with a built in double wardrobe, and a pleasant outlook.

**Bedroom Three:** A versatile third bedroom, ideal as a single room, nursery, or home office.

**Bathroom:** A modern and stylish bathroom fitted with a bath and shower over with glass screen, a contemporary vanity unit with storage, low level WC, and attractive tiling with recessed shelving.

**Outside:** To the rear, the property enjoys a low-maintenance courtyard garden, designed with a combination of patio and gravel areas. This private outdoor space is ideal for seating and entertaining, with direct access from the sitting/dining room.

**Parking:** The property benefits from a carport providing covered off-road parking, along with a useful external storage cupboard accessed from the carport.

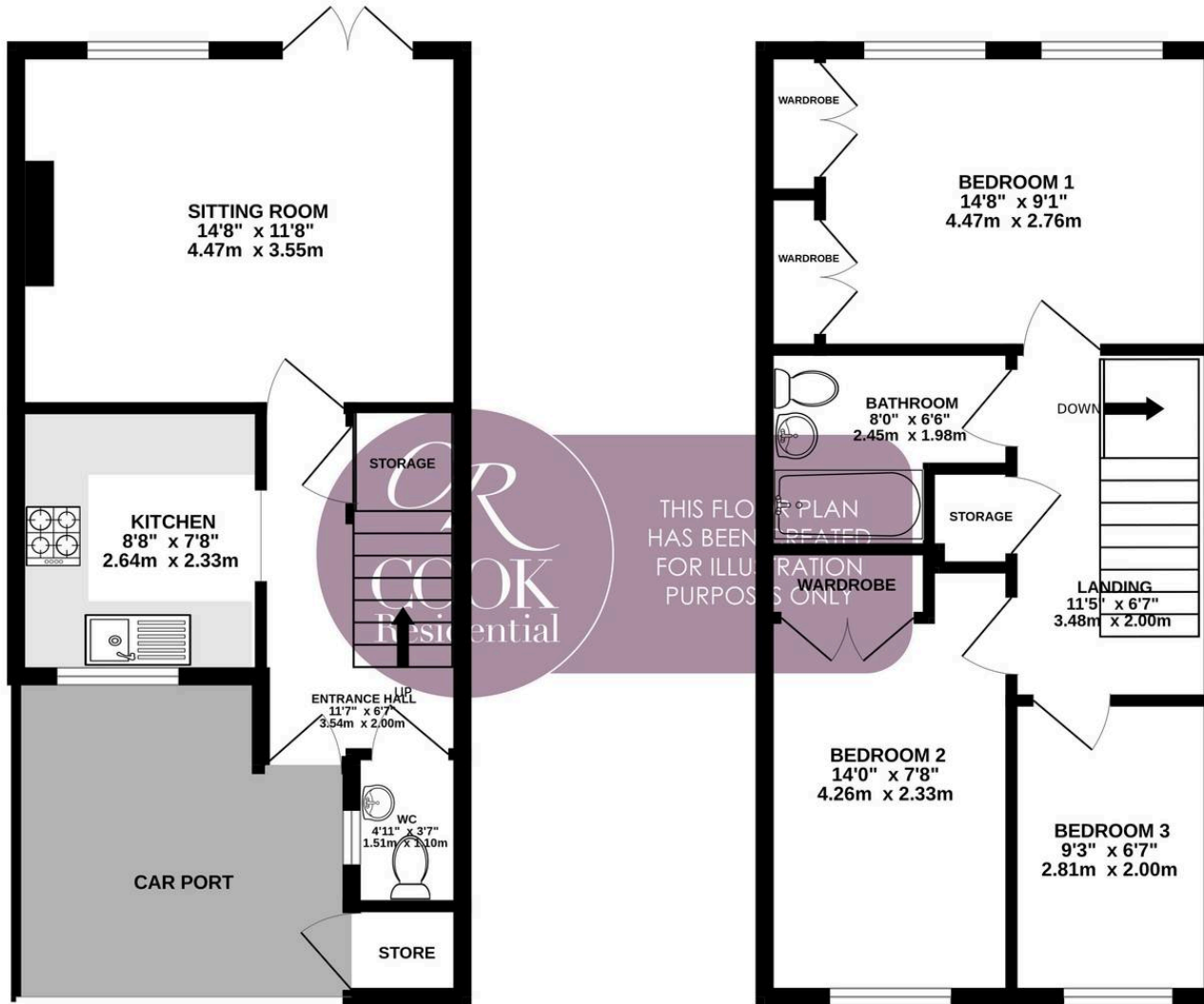
**Location:** Situated just off the highly desirable Bath Road, the property enjoys immediate access to a vibrant range of independent cafés, restaurants, boutique shops, and everyday amenities. The area is well regarded for its strong community feel while still being within easy reach of Cheltenham town centre, Montpellier, and excellent transport links, making it an ideal setting for both lifestyle and convenience.

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GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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