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13A HERMITAGE STREET

LECKHAMPTON, CHELTENHAM, GL53 7NX



# 13A HERMITAGE STREET

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*An attractive two-bedroom terraced house just off the sought after Bath Road.*

Sitting Room • Kitchen • Bathroom • Two Double Bedrooms • Courtyard Garden

## DESCRIPTION

13A Hermitage Street is a charming period residence forming part of an interesting street scene of similar calibre terraced homes. Inside the cottage feel has been retained and as such the proportions and accommodation typifies the style of the house and era.

The accommodation is arranged over two floors. On the ground floor level, there is a sitting room opening into kitchen, there is a family bathroom set to the rear and access from the rear lobby to the courtyard garden.

A staircase rises to the two double bedrooms on the first floor. Due to its popular location and size, these lovely terraced homes make an ideal lock up and leave or buy to let.

## SITUATION

Much of the charm of 13A Hermitage Street is due to its setting, in the heart of Leckhampton just off Bath Road, which is arguably one of Cheltenham's most popular locations. This cultural suburb is well known for its eclectic mix of boutiques,

coffee shops and eateries that line a pretty street, making it feel particularly cultural with a lovely community atmosphere. Over the years this area has become increasingly sought after owing to the close proximity of Cheltenham's town centre and the local schools both in the state and private sector also within walking distance. This and the excellent communication access to major motorway networks and Cheltenham Spa train station make it perennially popular for professional and families alike.

## OUTSIDE

There is a pretty walled courtyard garden to the rear, an ideal spot for some potted plants and outside seating.

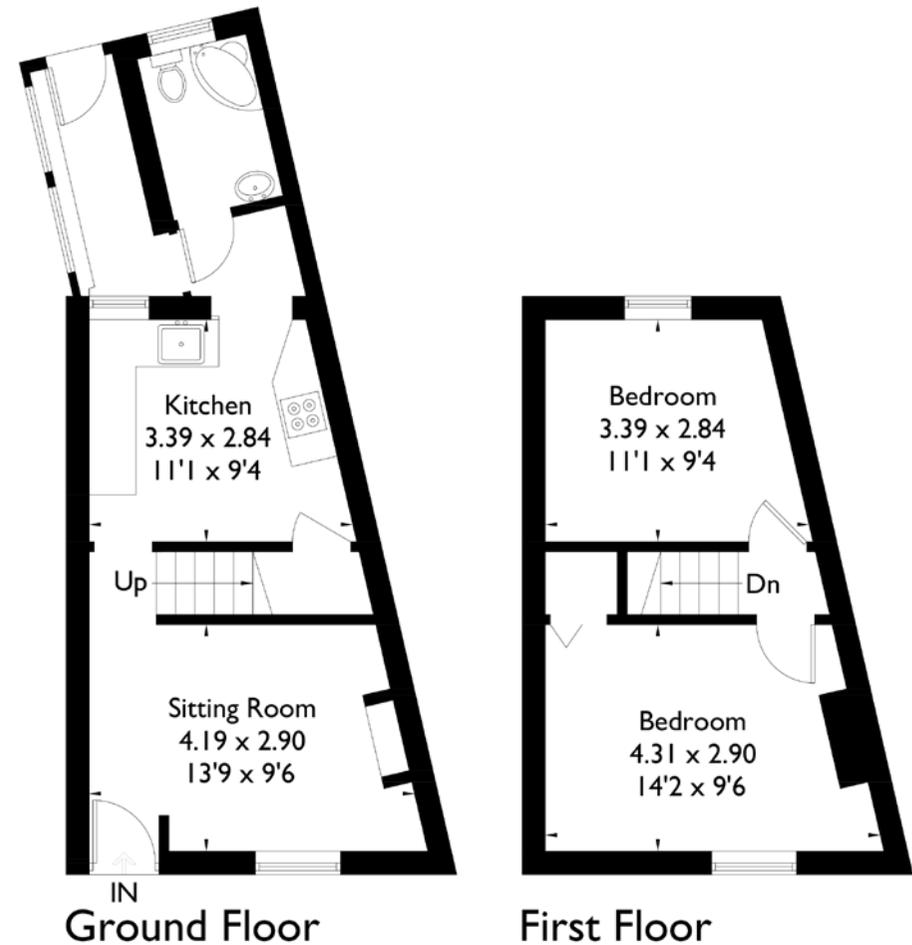
## LOCAL AUTHORITY

Cheltenham Borough Council. Tel:01242 262626

## VIEWING

Viewing by appointment only

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



FLOORPLANZ © 2019 0203 9056099 Ref: 224845

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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