



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

41, Leighton Road,  
GL52 6BD  
Price Guide £475,000



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41, Leighton Road,

GL52 6BD

An excellent opportunity to acquire a beautifully presented three bedroom Victorian terrace with basement potential in the highly sought after district of Fairview, just a short stroll from Cheltenham town centre.

**Full Description:**

This attractive and well proportioned family home dates back to 1864 and offers character, balance and versatility across multiple levels. The ground floor comprises a welcoming entrance hall leading to an elegant bay fronted sitting room featuring a wood burning stove and working shutters, creating a warm and inviting reception space. To the rear, a separate dining room overlooks the garden and provides an ideal setting for entertaining. The modern kitchen is fitted with a range of units and an integrated oven and hob, with doors opening directly onto the enclosed rear garden.

A basement level provides valuable additional space and offers clear scope for renovation and enhancement, subject to the necessary consents, presenting an opportunity to further increase the overall accommodation and add long term value.

On the first floor are two generous double bedrooms, including a principal bedroom with built in wardrobes and contemporary shutters. The second double bedroom retains a charming feature fireplace, while a third single bedroom offers flexibility as a nursery or guest room. A stylish shower room, finished in a modern yet traditional style, completes the accommodation.





Externally, the rear garden has been designed for ease of maintenance with artificial lawn and attractive walled planting beds, offering a private and practical outdoor space. Residents' permit parking is available on street. The property is warmed by gas central heating throughout.

#### Location:

Fairview is one of Cheltenham's most desirable residential districts, characterised by attractive period terraces and a strong community feel. Leighton Road is a quiet and established address within comfortable walking distance of Cheltenham town centre, Pittville Park and the Promenade.

The area benefits from excellent local amenities including independent cafés, convenience stores and well regarded schools. Pittville Park, with its boating lake and historic Pump Room, provides expansive green space and leisure facilities nearby. Cheltenham Spa railway station offers direct services to London Paddington and Birmingham, making the location particularly convenient for commuters.

Fairview continues to be favoured by families and professionals seeking period charm combined with central accessibility and lifestyle appeal.

#### Further Information:

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Local Authority: Cheltenham Borough Council. Te. 01242 262626

Council Tax Band: C

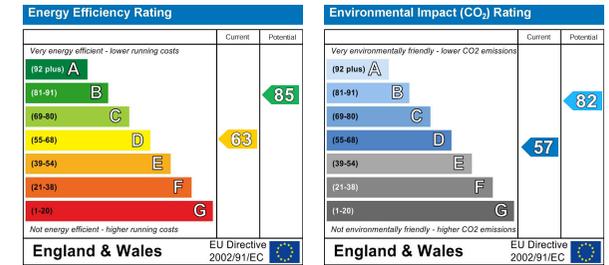
## Leighton Road

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft  
 Cellar = 25.7 sq m / 277 sq ft  
 Total = 127.3 sq m / 1371 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276151)

## Energy Efficiency Graph



## Area Map



## Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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