

## 52d Moorend Crescent, Leckhampton, Cheltenham, Glos. GL53 0EN.

A well presented, modern,  
two bedroom end-terrace  
house in the popular area of  
Leckhampton.

Recently refurbished  
throughout, including new  
uPVC double-glazing, gas  
central heating and new  
carpets and floorin, the  
accommodation comprises  
newly fitted kitchen and  
bathroom, living room and  
two double bedrooms.

Outside there are low  
maintenance front and back  
gardens and two allocated  
off-road parking spaces.



Guide Price: £285,000

**Directions:** From Cheltenham town centre, head south on Bath Road until the Norwood Arms roundabout. Take the first exit onto Leckhampton Road. Take the fifth right on to Moorend Road and then the first right onto Moorend Crescent. 52D is on the right hand side.

**Room Dimensions (width x depth):**

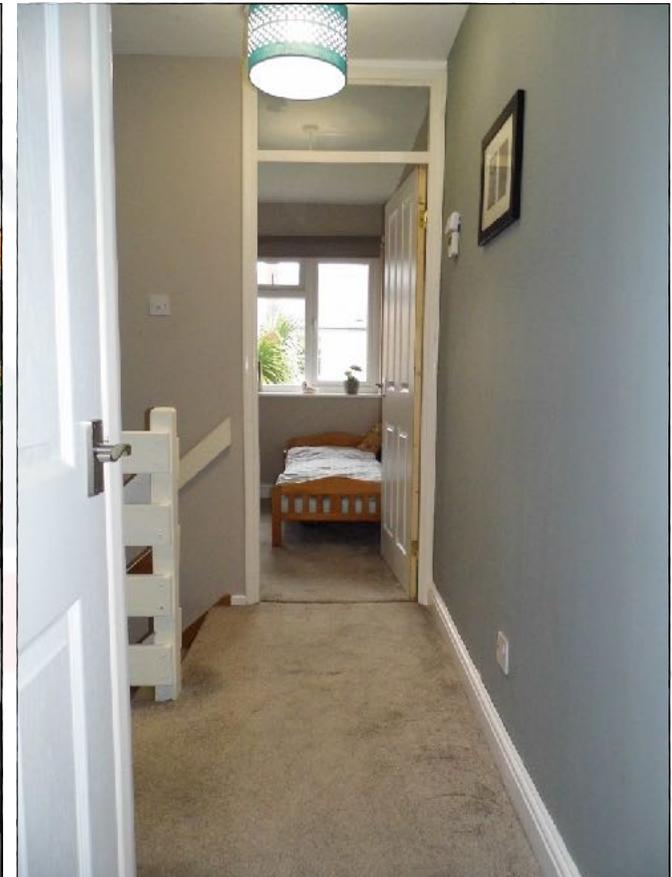
<b>Hallway:</b>	<b>1.250m x 2.559m</b>	<b>Landing:</b>	<b>1.511m x 2.769m</b>
<b>Kitchen:</b>	<b>2.218m x 2.368m</b>	<b>Bedroom 1:</b>	<b>3.561m x 2.347m</b>
<b>Living Room:</b>	<b>3.546m x 4.266m</b>	<b>Bedroom 2:</b>	<b>3.553m x 2.387m</b>
<b>Garden:</b>	<b>3.766m x 6.292m</b>	<b>Bathroom:</b>	<b>1.681m x 1.766m</b>



Hallway



Kitchen



Landing



Living Room



Bedroom 1



Bedroom 2



Bathroom

Garden



**Tenure:** Freehold.

**Viewing:**

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

**Tel:** 01242 521129

**Email:** [property@youngandgilling.com](mailto:property@youngandgilling.com)

**Web:** [www.youngandgilling.com](http://www.youngandgilling.com)

**Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

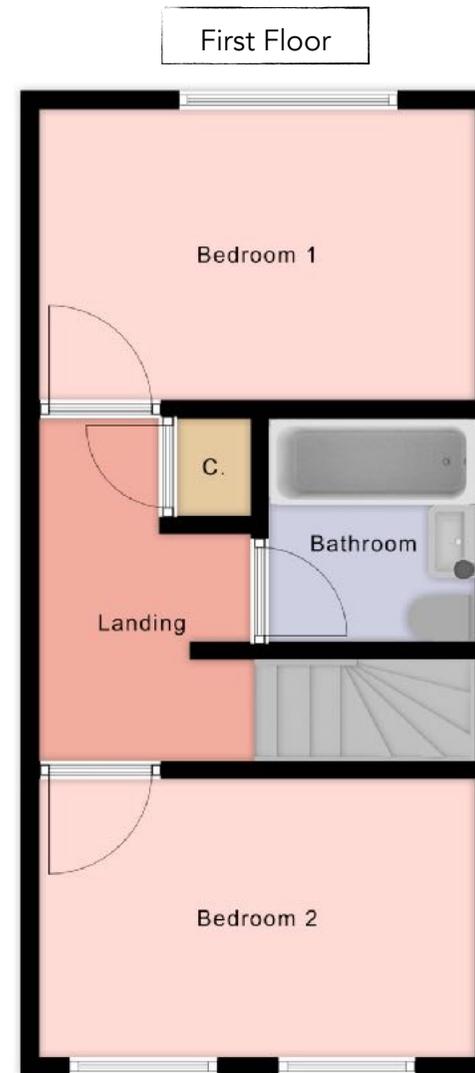
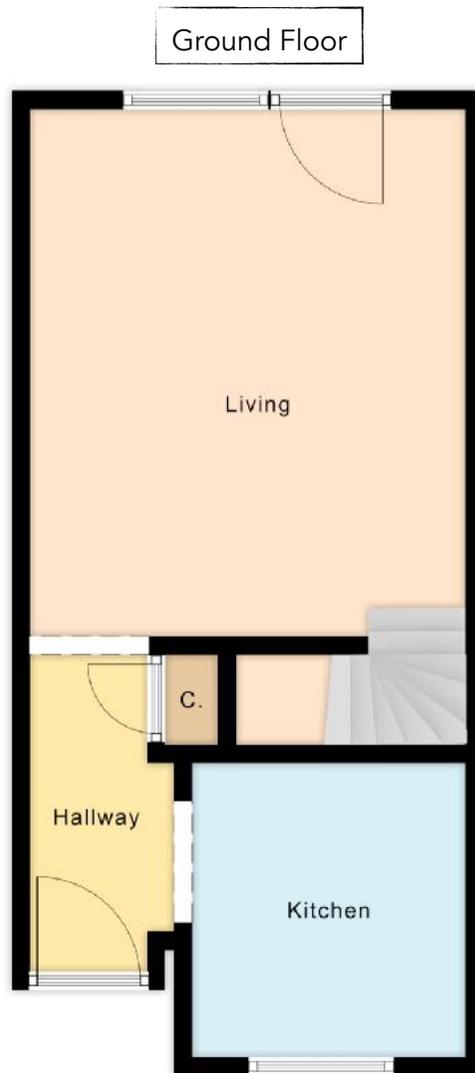
**Anti - Money Laundering Legislation**

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) - Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



Not to scale. This floor plan is intended to give a general indication of the layout only.