



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Leckhampton

Whitecross Square, Cheltenham, GL53 7AY

£650,000 Freehold

An extensively upgraded 4 bedroom, semi-detached house, situated in this prime location with garage, driveway, and a south facing garden.

NO ONWARD CHAIN • reception hall • living room • magnificent kitchen/dining room • utility cupboard • cloakroom • 4 bedrooms • 2 luxury bath/shower rooms • garage & driveway • south facing garden • gas central heating & double glazing • highly sought after location • close to good schools & amenities

## Description

A recently extended 4 bedroom house, situated in this highly sought after no-through road close to good schools, the vibrant Bath road and the town centre. The beautifully presented accommodation includes a reception hall, living room, an impressive kitchen/dining room with a range of appliances and sliding patio doors to the rear, utility cupboard, and a downstairs cloakroom. Upstairs, there are 4 bedrooms and 2 luxury bath/shower rooms (1 en suite). Outside, there is a paved driveway providing parking for 2-3 cars, a single garage, and a landscaped south facing garden with lawn and seating areas. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services

**Please Note** The title for this property is possessory.





### Situation

A lovely residential location close to Naunton Park Rose Gardens, good schools, and the vibrant Bath Road offering a variety of shops, bars and cafes. Cheltenham is a Regency town, best known for its beautiful architecture, excellent shopping and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science and literature festivals currently held in Imperial Gardens.

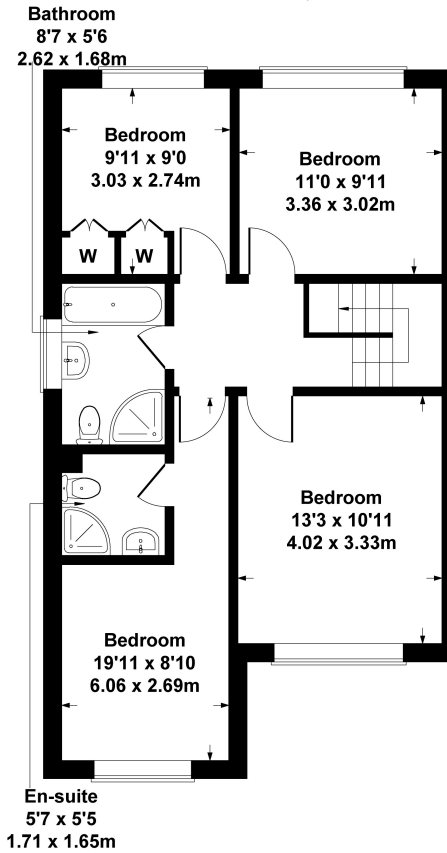
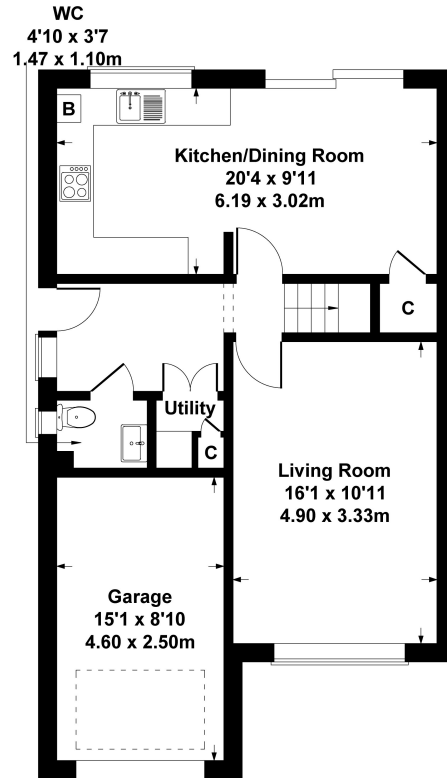
# 19 Whitecross Sq

Approximate Gross Internal Area

House : 1173 sq ft - 109 sq m

Garage : 140 sq ft - 13 sq m

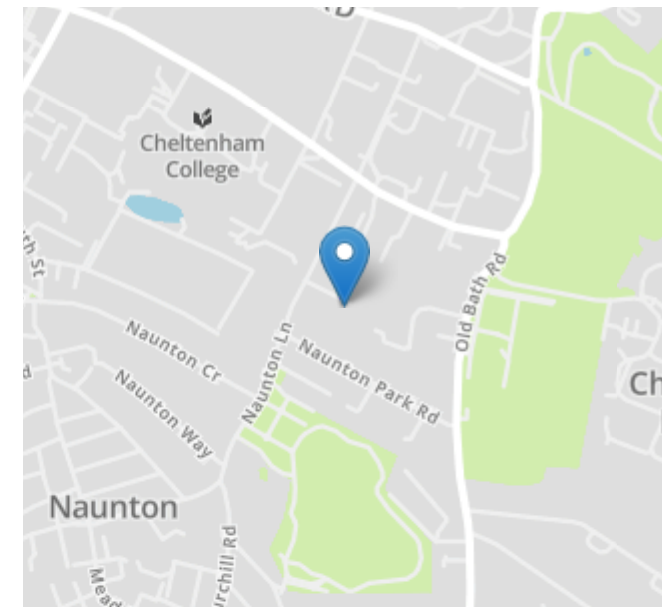
Total : 1313 sq ft - 122 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.