



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Southfield Approach, Leckhampton, Cheltenham, GL53 9LN

£489,950 Freehold

Detached 2 double bedroom bungalow, beautifully situated within this popular location with a west facing rear garden, driveway and garage.

NO ONWARD CHAIN • entrance lobby • entrance hall • living room • dining area • conservatory • kitchen • 2 double bedrooms • shower room • garage & driveway • west facing garden • sought after location • gas central heating & double glazing

Description

This well presented detached bungalow offers light and airy accommodation throughout, situated within this sought after location opposite the Old Pats playing fields and within easy distance to Leckhampton Hill, good schools, and local amenities. The accommodation includes a useful entrance lobby, entrance hallway, 6m living room with a feature fireplace and sliding patio doors to the generous conservatory, and an opening into the dining room. The kitchen has a range of wall and base units with built-in oven and hob, further appliance space, and door to side access. There are 2 double bedrooms and a shower room. Outside, to the front, is a driveway leading to the garage. There is an enclosed west facing rear garden which is mainly laid to lawn with a patio area ideal for outside dining. This desirable bungalow is offered for sale with no onward chain.

Further Information:

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

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Please note This property is currently going through probate.



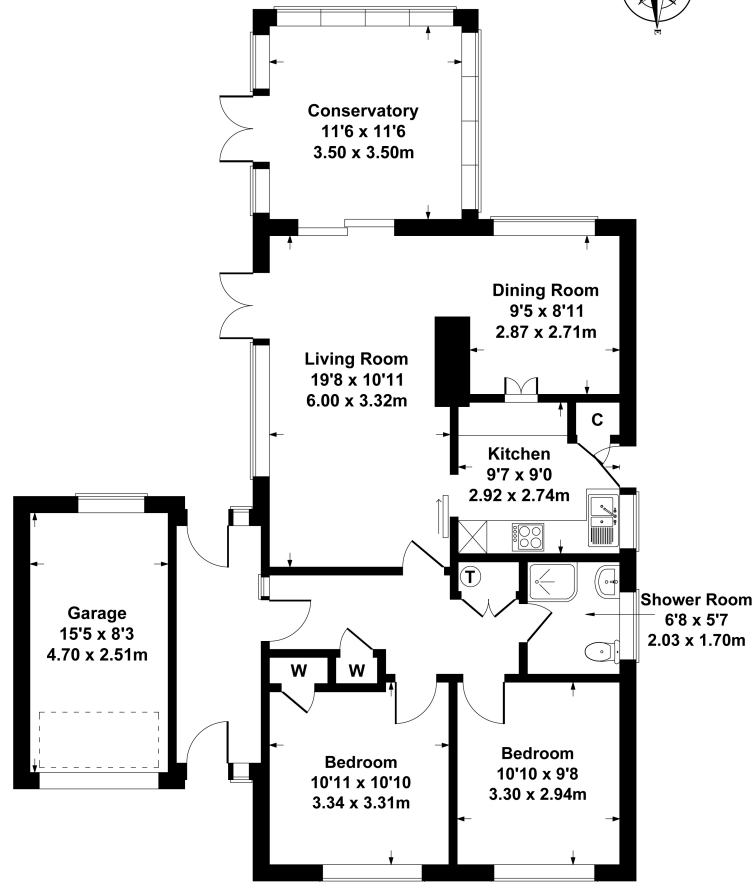


Situation

Situated just off Old Bath Road at the foot of Leckhampton Hill, close to glorious countryside, and within a short distance of the lively Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools, including Naunton Park and Leckhampton Primary. Cheltenham is a vibrant 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.

21 Southfield Approach

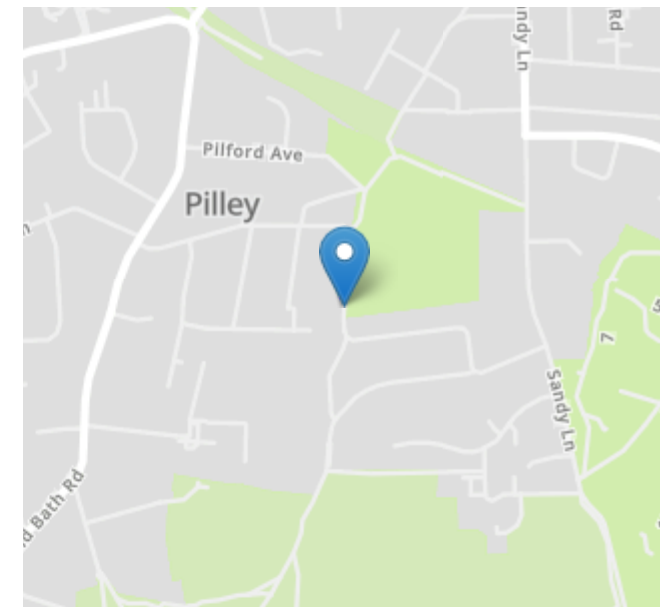
Approximate Gross Internal Area
Main House = 926 sq ft - 86 sq m
Garage = 205 sq ft - 19 sq m
Total = 1130 sq ft - 105 sq m



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
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.