



Leckhampton





# Leckhampton

Treelands Drive, Cheltenham, GL53 0DE

Guide Price £337,500 Freehold

A 2 bedroom, semi detached, bungalow with a lovely garden, situated in this sought after road close to bus routes and Bath Road shopping area.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 double bedrooms • shower room • garage & parking • lovely garden • gas central heating & double glazing

## Description

An excellent opportunity to remodel/upgrade this semi detached, 2 bedroom, bungalow, ideally situated just off Leckhampton Road close to excellent local amenities. The accommodation includes an entrance hall, living room with patio door leading out to the rear garden, kitchen, 2 double bedrooms, and a shower room. Outside, there is a gravelled frontage and a driveway providing off-road parking leading to a detached single garage. The mature rear garden is also laid mainly to lawn with planted borders and a patio area. 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** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





### Situation

Treelands Drive is a highly popular location, just a short walk to the Bath Road shopping area, schools for all ages, and beautiful countryside walks. 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 currently held in Imperial and Montpellier Gardens.



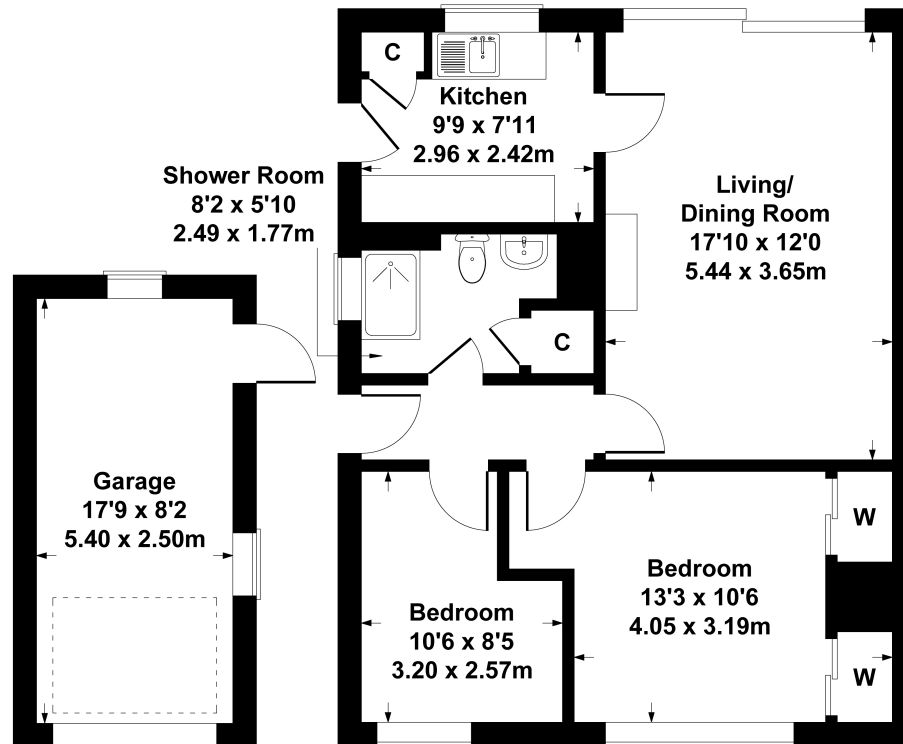
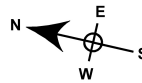
# 24 Treelands Dr

Approximate Gross Internal Area

House = 635 sq ft - 59 sq m

Garage = 151 sq ft - 14 sq m

Total = 786 sq ft - 73 sq m

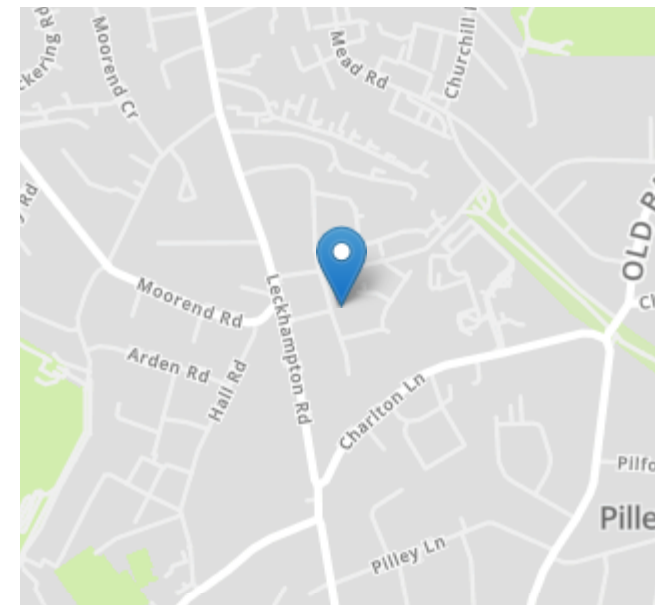


**GARAGE**  
(Location Of Garage  
Not Accurate)

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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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