



Leckhampton



Nick

**GRIFFITH**

ESTATE AGENTS

# Leckhampton

Meadowsweet Road, Leckhampton, Cheltenham, GL53 0AS

£480,000 Freehold

A popular 3 bedroom, semi-detached, family house, situated on this sought after development within walking distance of The High School Leckhampton.

WALKING DISTANCE OF 'OUTSTANDING' HIGH SCHOOL • reception hall • cloakroom • living room • kitchen/dining room • utility cupboard • 3 bedrooms • 2 bath/shower rooms • garage & driveway • enclosed rear garden

## Description

Constructed by Redrow Homes and completed approx. 5 years ago, this 3 bedroom, semi-detached house has been built in the popular Letchworth design. The well presented accommodation includes a reception hall, living room, sleek kitchen/breakfast room with double doors to the rear garden, utility cupboard, and a useful downstairs cloakroom. On the first floor are 3 bedrooms, and 2 bath/shower rooms, the master bedroom with en suite shower room and built-in wardrobes. Outside, there is a driveway providing parking for a couple of vehicles and leading to the good size single garage. The enclosed rear garden is mainly laid to lawn with a gate providing side pedestrian access, and a paved patio ideal for outdoor dining. The property further benefits from gas central heating, double glazing, and a New Home Build Guarantee.

## Further Information:

**Local Authority** Tewkesbury 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.

**Agents Note** There is an Estate Charge of approx. £170 per year.





### **Situation**

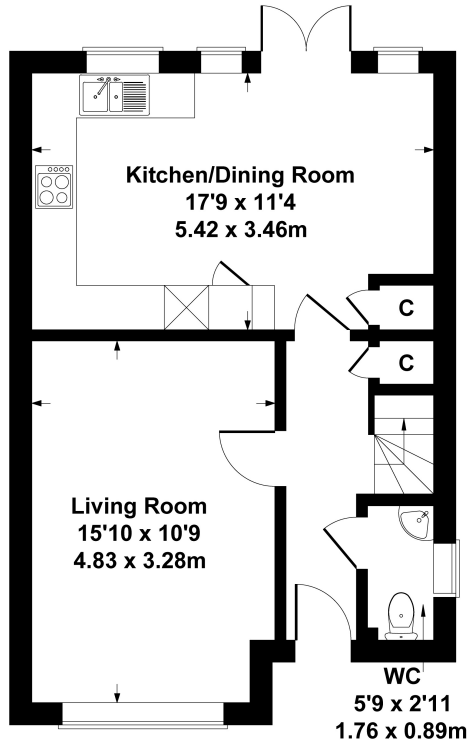
A highly sought after residential location, close to excellent primary and secondary schools (including The Leckhampton High School), glorious countryside, road links, and Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and 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 Gardens.

# 14 Meadowsweet Rd

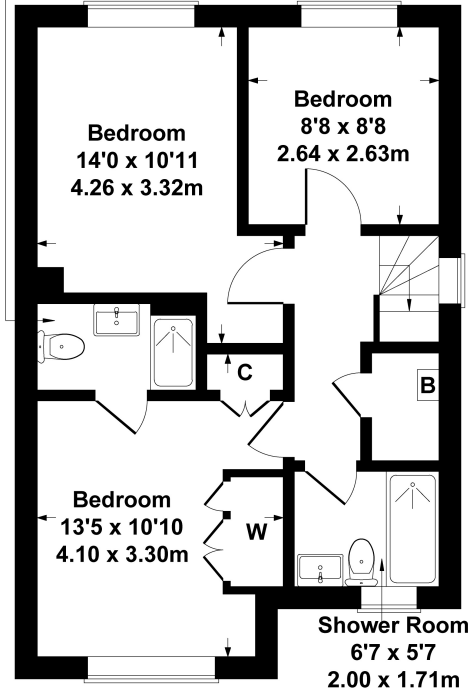
Approximate Gross Internal Area  
House : 947 sq ft - 88 sq m  
Garage : 200 sq ft - 19 sq m  
Total : 1147 sq ft - 107 sq m



En-suite  
7'0 x 4'2  
2.14 x 1.26m



GROUND FLOOR

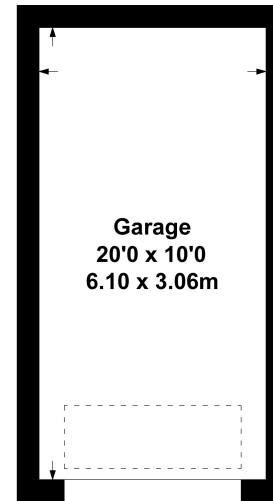


FIRST FLOOR

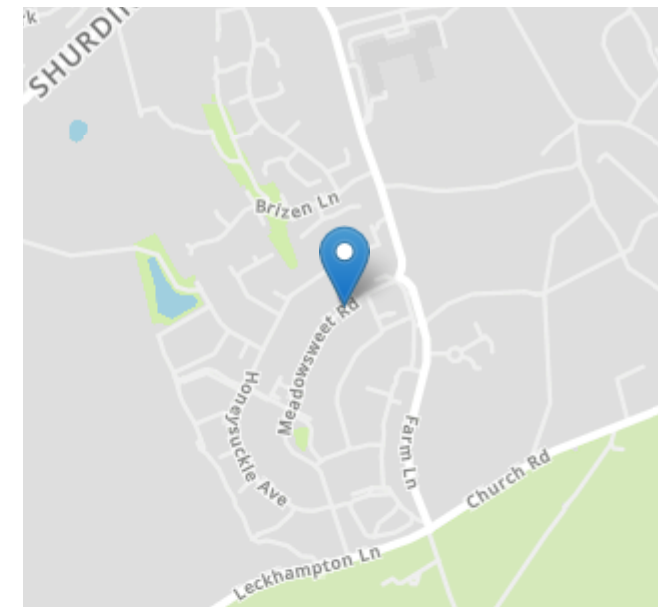
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



GARAGE  
(Orientation/Location  
Not Accurate)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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