

# Leckhampton



THE CLOSE  
Leading to  
GRIFFIN LANE, THOMPSON DR  
GIFFARD WAY  
THE CLOSE  
Nos. 1 - 7 & 26 - 32



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

## The Close, Cheltenham, GL53 0PQ

### £465,000 Freehold

**A beautifully upgraded 3 bedroom, semi-detached family house, within walking distance of the much sought after Leckhampton Primary and High School Leckhampton.**

NO ONWARD CHAIN • entrance hall • cloakroom • newly refitted kitchen/breakfast room • living/dining room • study/snug • 3 generous bedrooms • newly refitted bathroom • driveway • generous corner plot

#### Description

Situated in a highly popular location, this beautifully upgraded 3 bedroom, semi-detached family home occupies a corner position, within walking distance of both 'Outstanding' and 'Good' schools and the picturesque Leckhampton Hill. The well proportioned accommodation comprises a welcoming entrance hallway with staircase leading to the first floor; and an impressive kitchen/breakfast room with an attractive range of newly installed storage units, central island, quartz worktops, built-in appliances, an understairs larder, and an opening to the rear lobby with access to the cloakroom. The 19ft living/dining room has a large front window allowing plenty of light and opens into the versatile study/snug. On the first floor, there are 3 good size bedrooms, and a newly fitted contemporary bathroom with rainfall shower over the bath. Outside, there is a driveway providing off-road parking. The gardens surround the property on 3 sides with a generous paved patio and raised lawn.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity Mains**. **Water Mains**. **Sewerage Mains**. **Heating** Gas Central Heating. **Broadband** Not connected to the property (full fibre connection available). Purchasers should carry out their own investigations regarding the suitability of these services.



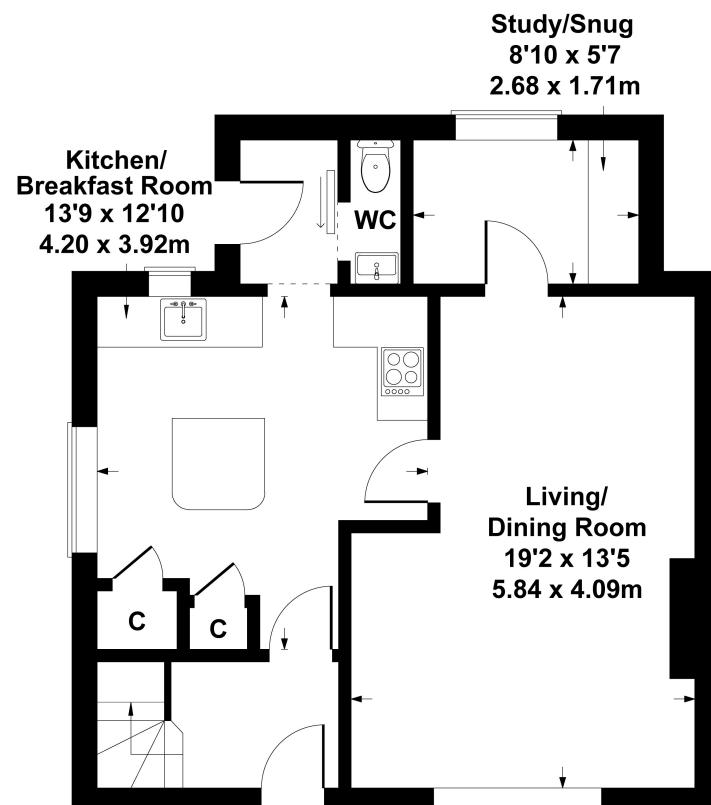


## Situation

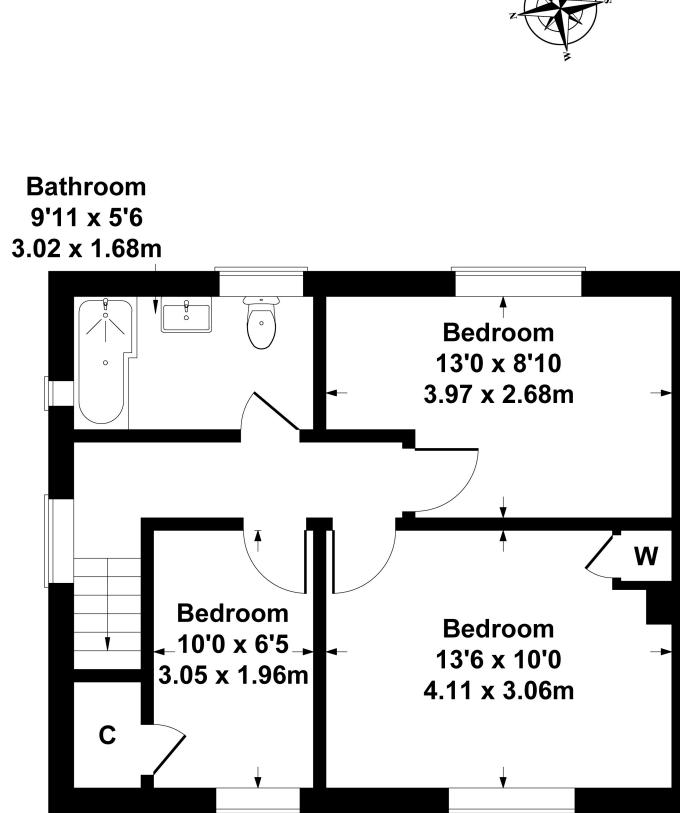
A highly sought after residential location within a few hundred yards of an excellent local school, convenience store, and glorious countryside walks. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

# 8 The Close

Approximate Gross Internal Area  
House : 990 sq ft - 92 sq m



**GROUND FLOOR**

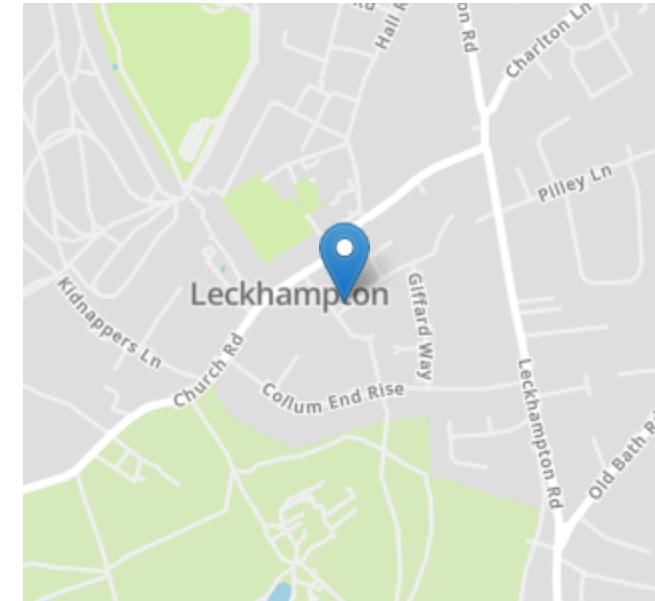


**FIRST FLOOR**

**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. 2026



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	85
(55-68)	D	
(39-54)	E	72
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		