

Leckhampton

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

 Nick
GRIFFITHS
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.



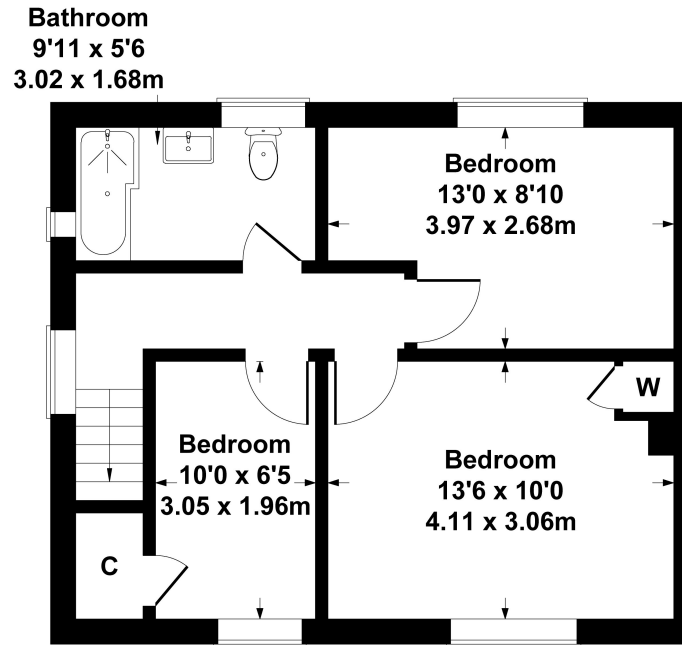
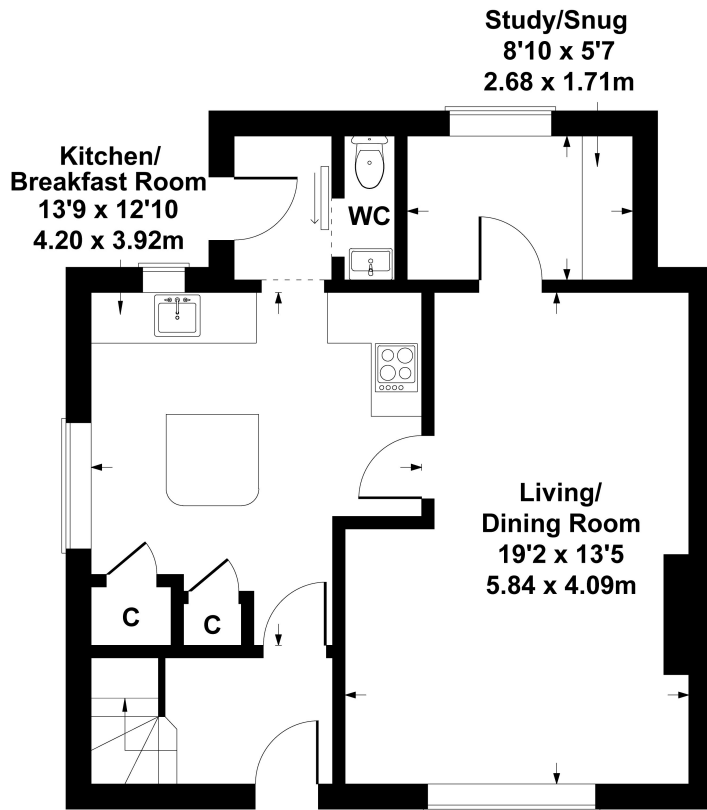


Situation

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

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