



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Thompson Drive, Cheltenham, GL53 0PN

£510,000 Freehold

A 3 bedroom, semi detached, house with a good size south facing garden and planning permission for a 2 storey side extension and loft conversion (Cheltenham Borough Council Ref - 24/00275/FUL).

NO ONWARD CHAIN • planning permission to extend • reception hall • living room • dining room • kitchen • 3 bedrooms • bathroom • south facing garden • garage & parking • double glazing • gas central heating • close to excellent schools & amenities

Description

A 3 bedroom, semi detached, family house situated close to excellent schools and glorious countryside. The accommodation includes a reception hall, living room, dining room with sliding patio doors to the rear, and a kitchen. Upstairs, there are 3 good size bedrooms and a bathroom. Outside, there is a good size south facing garden, detached single garage and off-road parking. The property further benefits from gas central heating, double glazing, no onward chain, and planning permission for a 2 storey side extension and loft conversion creating a further 2 bedrooms and en suite (plans available on Cheltenham Borough Council website, Ref - 24/00275/FUL).

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. Please note, this property was underpinned in 1999 due to root damage from an apple tree in the garden.



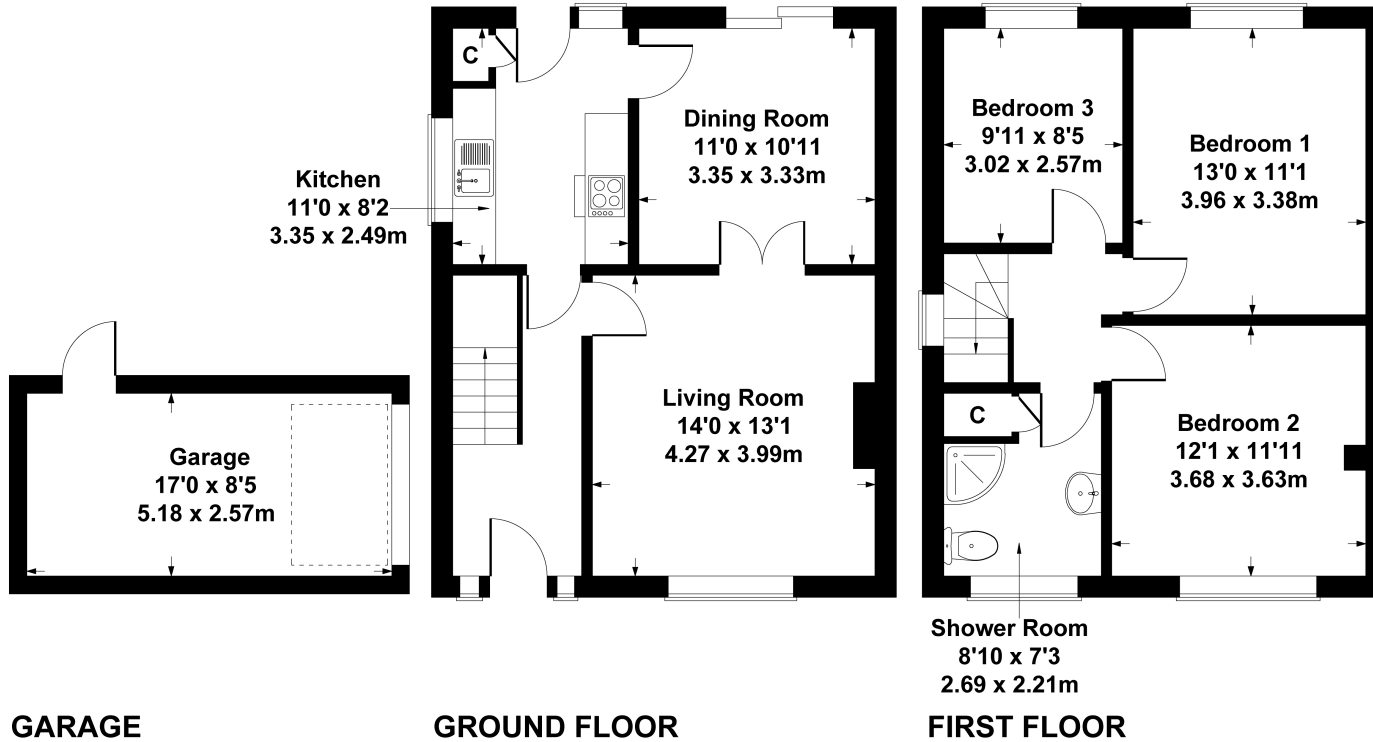


Situation

A highly sought after residential location within a few hundred yards of an excellent local school, convenience store, 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 Gardens.

8 Thompson Dr

Approximate Gross Internal Area
 House = 1003 sq ft - 93 sq m
 Garage = 145 sq ft - 13 sq m
 Total = 1148 sq ft - 106 sq m



GARAGE

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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		83
(69-80)		
C		
(55-68)		
D	66	
(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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