



Leckhampton

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Kenneth Close, Cheltenham, GL53 9BE

£365,000 Freehold

A 2 bedroom end of terrace house with a carport and lovely landscaped south facing garden with views towards Leckhampton Hill.

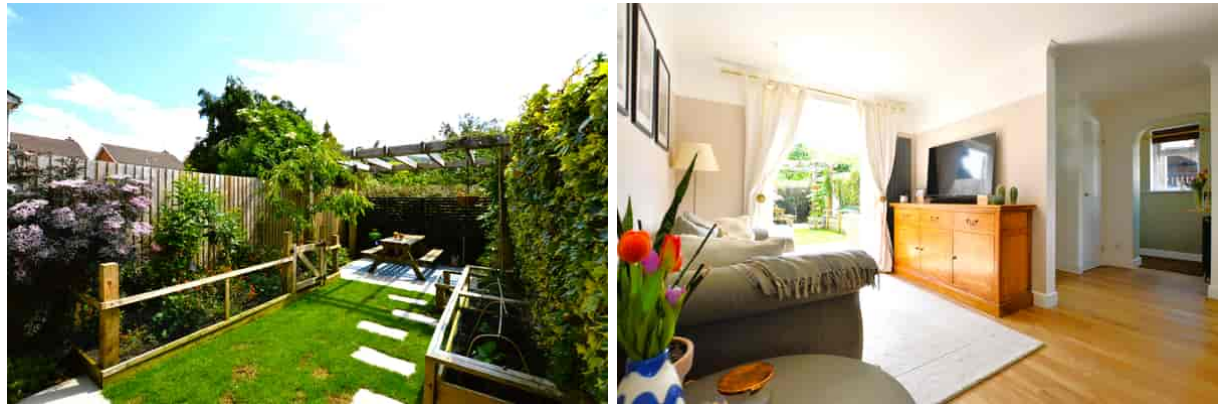
Entrance hall • cloakroom • open plan kitchen/dining/living room • 2 bedrooms • bathroom • carport • landscaped garden • lovely view • gas central heating & double glazing • close to excellent schools & amenities

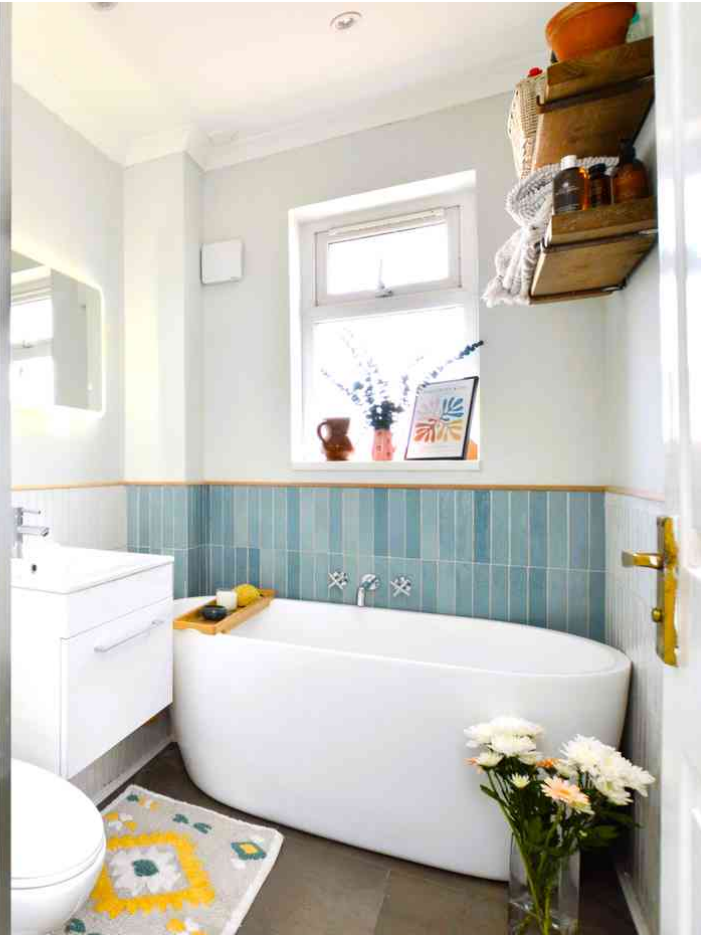
Description

A beautifully presented property, situated in this quiet no-through road close to excellent schools and glorious countryside. The accommodation includes an entrance hall, downstairs cloakroom, and a magnificent open plan kitchen/dining/living area with double doors opening to the rear garden. Upstairs, there are 2 bedrooms and a bathroom with freestanding bath and separate shower enclosure. Outside, there is a carport and driveway providing parking for 2 cars, and a glorious landscaped south facing garden with lawn, seating area and a covered outdoor entertaining space. The property further benefits from gas central heating, double glazing, and lovely views towards Leckhampton Hill.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **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** No caravans or motorhomes permitted.



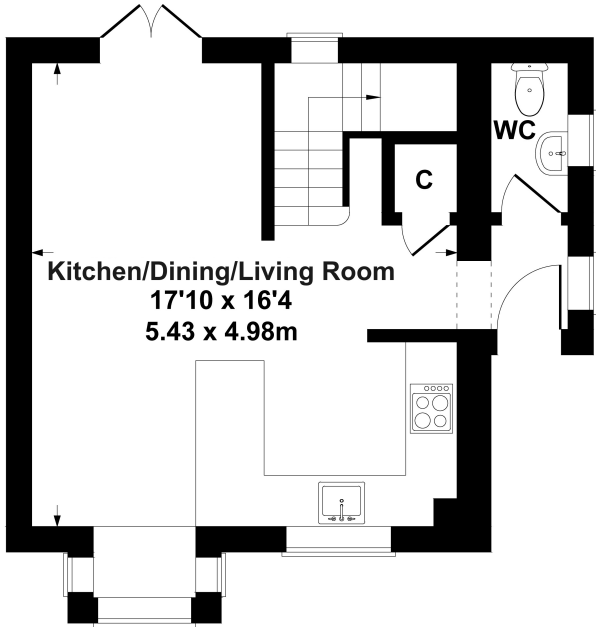
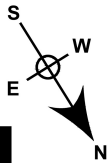


Situation

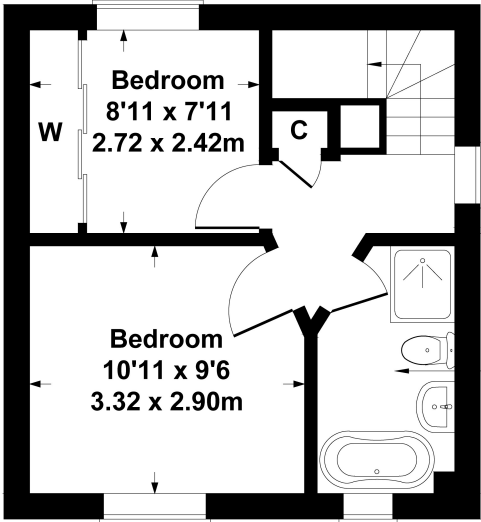
Situated just off Old Bath Road at the foot of Leckhampton Hill, close to glorious countryside, and within a short distance of the lively Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools, including Naunton Park and Leckhampton Primary. 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.

2 Kenneth Close

Approximate Gross Internal Area
635 sq ft - 59 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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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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