



Leckhampton

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ESTATE AGENTS

Leckhampton

Honeysuckle Avenue, Cheltenham, GL53 0AT

£550,000 Freehold

A beautifully presented 3 bedroom, detached, family house, situated on this sought after development close to the new High School Leckhampton.

Reception hall • living room • kitchen/dining room • utility cupboard • downstairs cloakroom • 3 bedrooms • 2 bath/shower rooms • home office • half garage • landscaped garden • parking for 2/3 cars • gas central heating & double glazing • NHBC guarantee

Description

The very well presented accommodation includes reception hall, living room, an impressive kitchen/dining room with a range of integrated appliances and double doors to the rear garden, utility cupboard, and a downstairs cloakroom. Upstairs, there are 3 good size bedrooms, and 2 bath/shower rooms, the master bedroom with en suite shower room and fitted wardrobes. Outside, there is a driveway providing parking for 2/3 cars, a half garage, and a home office. At the rear, there is a landscaped garden with lawn and seating areas ideal for relaxing and entertaining. 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** E. **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.



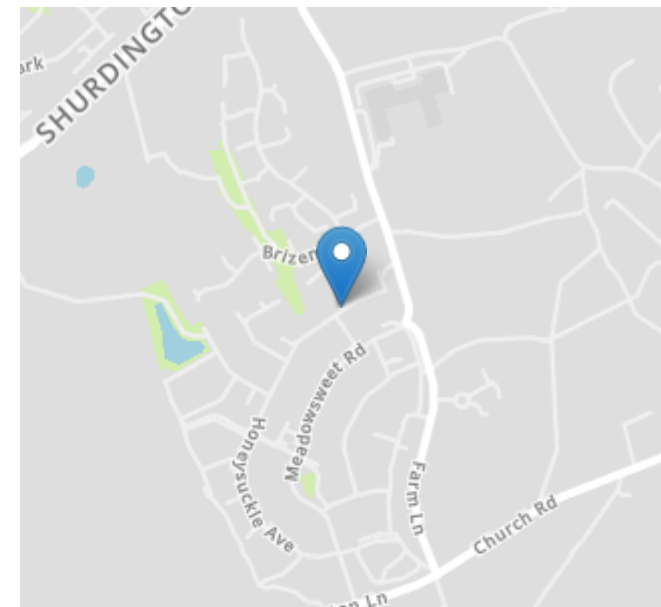
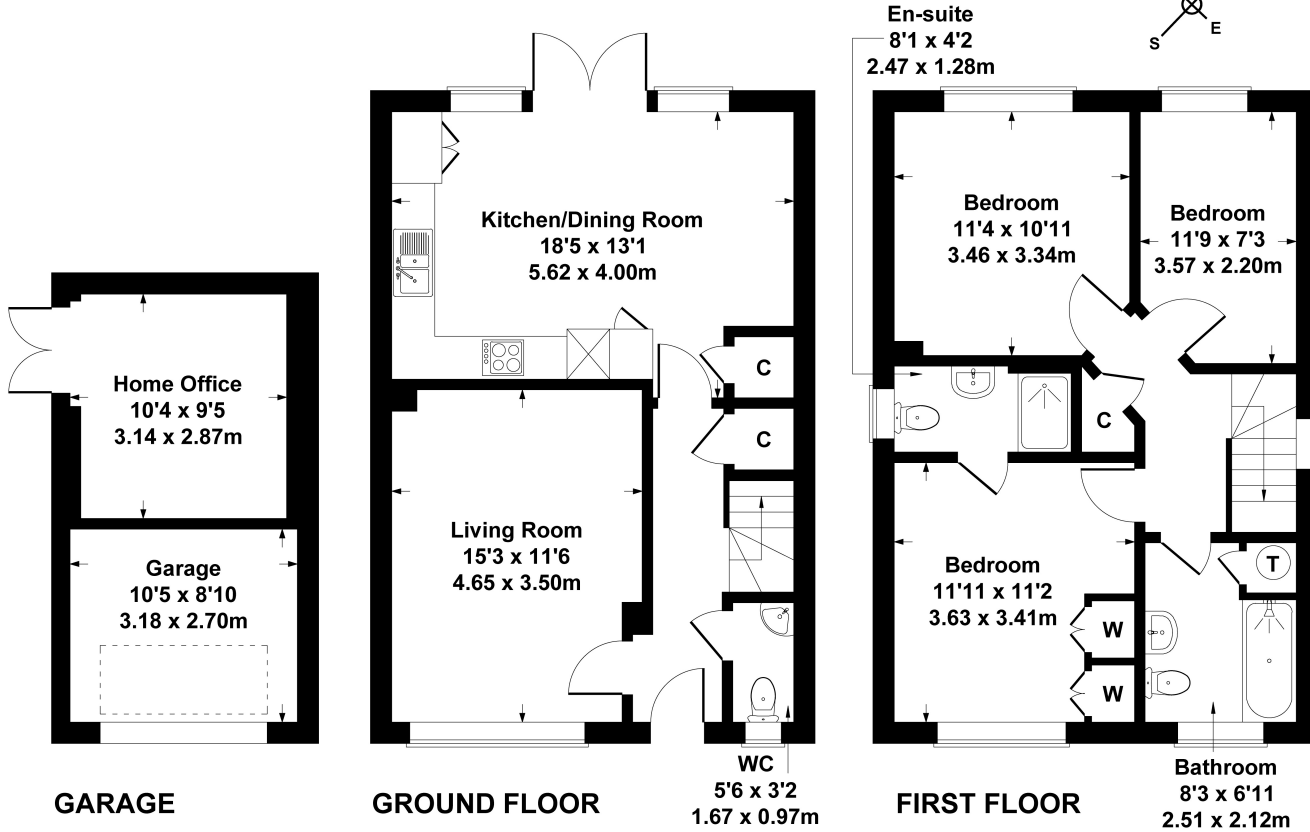


Situation

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.

24 Honeysuckle Ave

Approximate Gross Internal Area
 House = 1033 sq ft - 96 sq m
 Garage = 205 sq ft - 19 sq m
 Total = 1238 sq ft - 115 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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	

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.

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