



Leckhampton

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Burnet Drive, Leckhampton, Cheltenham, GL53 0FD

£500,000 Freehold

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

Reception Hall • cloakroom • living room • kitchen/dining room • utility cupboard • 3 bedrooms • 2 bath/shower rooms • garage & driveway • southwest facing landscaped garden • gas central heating & double glazing • NHBC guarantee • EV charger point

Description

Constructed by Redrow Homes and completed approx. 3 years ago, this 3 bedroom semi-detached house has been built in the popular Letchworth design. The beautifully presented accommodation includes reception hall, living room, an impressive kitchen/dining room with 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 built-in wardrobes. Outside, there is a driveway comfortably providing parking for 2 cars, and a good size single garage. At the rear, there is a lovely landscaped southwest facing garden ideal for relaxing and entertaining. The property further benefits from gas central heating, double glazing, and a New Home Build Guarantee.

Further Information:

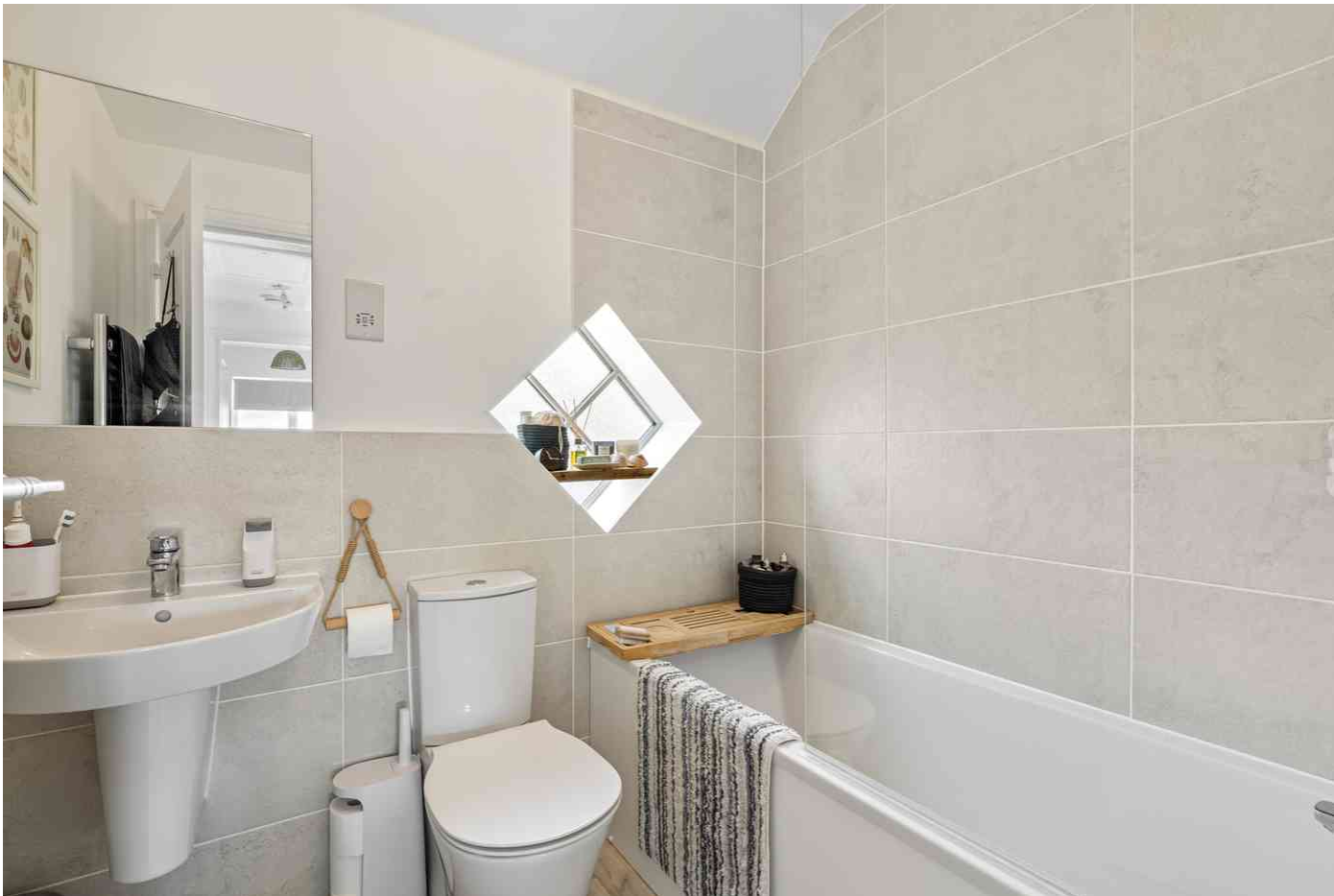
Local Authority Tewkesbury Borough Council. **Tax Band** D. **Electricity**

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. **Agents Note**

There is an Estate Charge of approx. £170 per year.



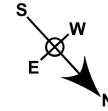


Situation

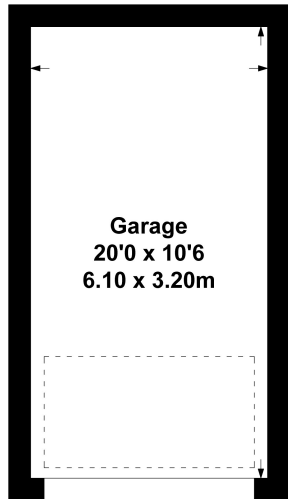
A highly sought after residential location, close to excellent primary and secondary schools (including The High School Leckhampton), glorious countryside, road links, and the Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, 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.

17 Burnet Drive

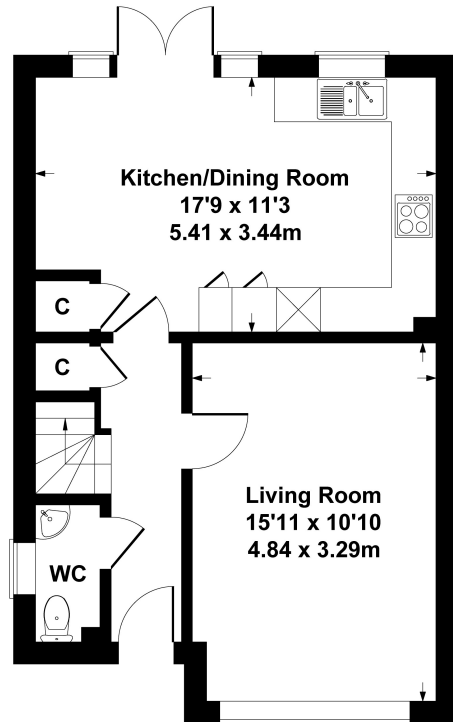
Approximate Gross Internal Area
House = 947 sq ft - 88 sq m
Garage = 215 sq ft - 20 sq m
Total = 1162 sq ft - 108 sq m



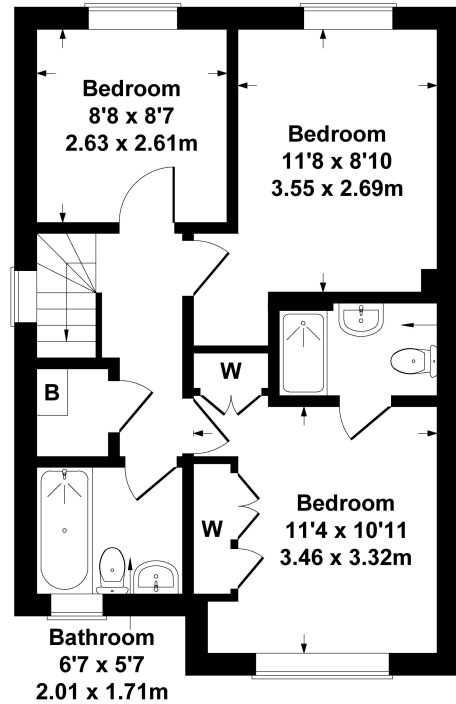
En-suite
7'0 x 4'1
2.13 x 1.25m



GARAGE



GROUND FLOOR

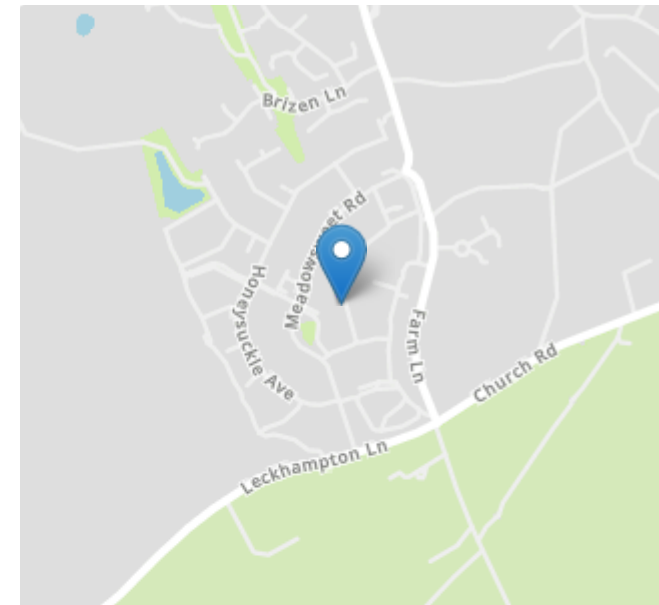


FIRST FLOOR

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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(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

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