



Leckhampton

 Nick
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ESTATE AGENTS

Leckhampton

Wychbury Close, Cheltenham, GL53 0HT

£895,000 Freehold

An exceptional 3 bedroom detached bungalow, situated in this small private road in the heart of Leckhampton.

APPROX 1850 SQUARE FEET • reception hall • cloakroom • living room • dining room • kitchen/breakfast room • utility room • study • 3 double bedrooms • 3 luxury bath/shower rooms • garage & driveway • store room • low maintenance garden

Description

A beautifully presented property which has been thoughtfully remodelled and upgraded, providing stylish and practical living space. The accommodation includes a reception hall, c. 5.71 x 4.87m living room with wood burner, dining room with automatic feature vaulted skylight and doors to the rear garden, a kitchen/breakfast room, separate utility room, cloakroom, and a small study. There are 3 good size double bedrooms and 3 luxury bath/shower rooms (2 en suite), the master bedroom also has a walk-in wardrobe. Outside is a low maintenance garden, garage (for small car), parking for 2/3 cars, and a store room. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



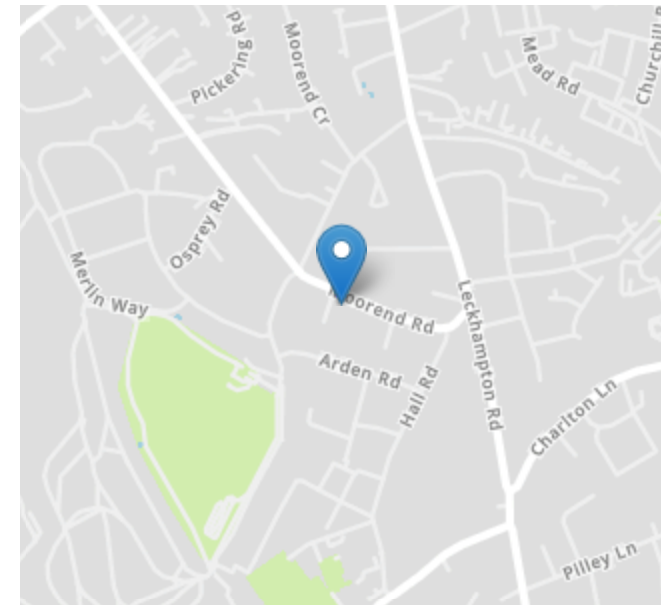
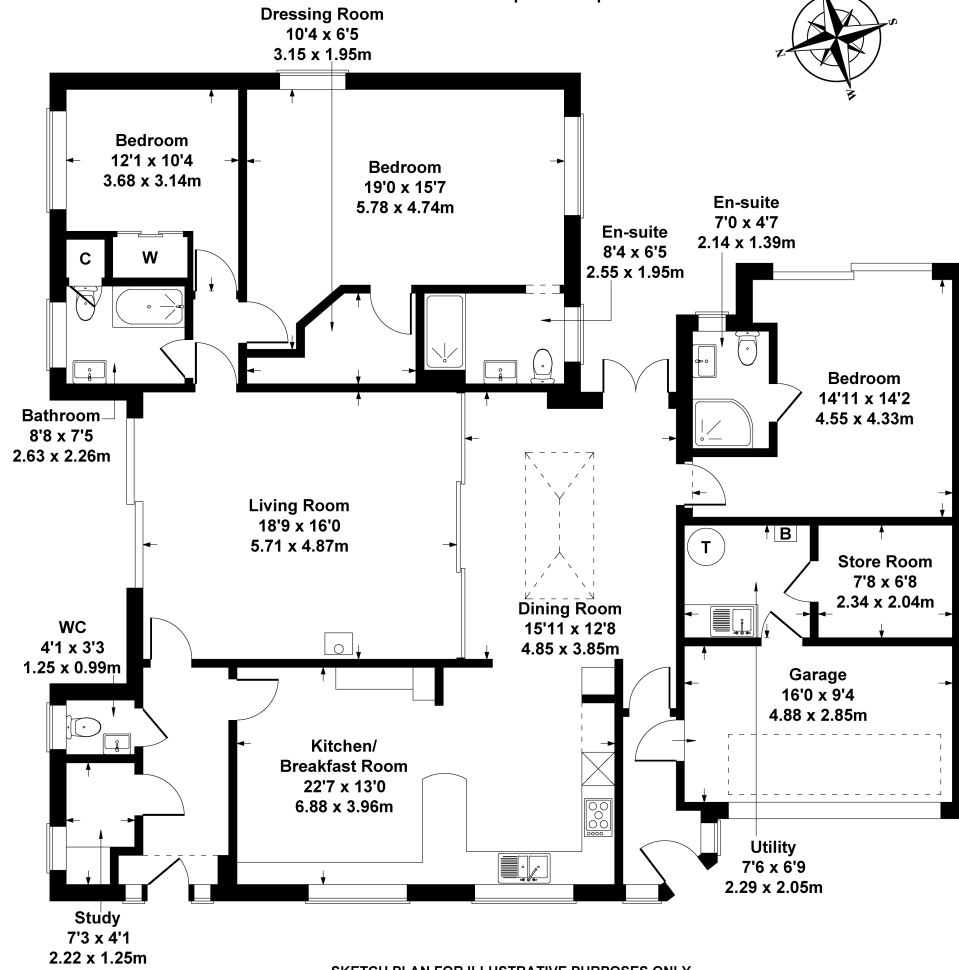


Situation

Situated towards Leckhampton Hill and glorious countryside walks, also close to the vibrant Bath Road, offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Leckhampton and Naunton Park Primary's & High School Leckhampton. 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.

6 Wychbury Close

Approximate Gross Internal Area
 House : 1862 sq ft - 173 sq m
 Garage : 151 sq ft - 14 sq m
 Total : 2013 sq ft - 187 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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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