



Leckhampton

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ESTATE AGENTS

Leckhampton

The Close, Leckhampton, Cheltenham, GL53 0PH

£475,000 Freehold

A spacious 3 bedroom family house with a good size rear garden, within walking distance of the much sought after Leckhampton Primary and The High School Leckhampton.

NO ONWARD CHAIN • entrance hall • downstairs cloakroom • living/dining room • kitchen/breakfast room • 3 bedrooms • family bathroom • large rear garden • driveway providing off road parking • 17' workshop/store • sought after location

Description

A wonderful opportunity to purchase this 3 bedroom, semi-detached family home, offering plenty of scope for further development, situated within walking distance of both 'Outstanding' and 'Good' schools and the picturesque Leckhampton Hill. The well proportioned accommodation comprises an entrance hallway with access to the downstairs cloakroom; living/dining room with feature fireplace; kitchen/breakfast room with a matching range of wall and base units, built-in oven and hob, table space, and door leading to the rear garden. On the first floor are 3 good size bedrooms, all with built-in wardrobes, and the family bathroom. Outside, there is a driveway to the side of the property providing off-road parking. The good size rear garden has a paved patio area, ideal for outside dining, which steps down to the generous lawn area with access to the c.17ft workshop/store. Further benefits include Cheltenham Borough Council Permission for development (25/00321/FUL), double glazing, and gas fired central heating.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band B.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

A highly sought after location within a few hundred yards of an excellent local school, convenience store, and glorious countryside walks. 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.

