

Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

The Close, Leckhampton, Cheltenham, GL53 0PQ

£600,000 Freehold

An extended 4 bedroom, semi-detached family house, situated in this highly popular location with driveway and garage.

EXTENDED FAMILY HOUSE • entrance porch • cloakroom • living room • kitchen/dining room • 4 bedrooms • ensuite shower and bathroom • large garage • generous driveway for ample off road parking • southerly facing rear garden • solar panels

Description

A much loved 4 bedroom, semi-detached house, ideally situated within easy walking distance of the highly sought after High School Leckhampton and Leckhampton primary schools. This extended home offers well proportioned accommodation throughout, ideal for a growing family, which includes an entrance porch, downstairs cloakroom, living room with double doors to the rear garden, and a c. 7.25m extended kitchen/dining room with a range of wall and base units, ample table space and double doors to the paved patio. On the first floor, there are 4 bedrooms, the principal bedroom with en suite shower room, and a family bathroom (which is in need of upgrading). Externally, to the front, is a generous block paved driveway providing ample parking for multiple vehicles and leading to the large garage (4.82 x 4.39m). To the rear is a southerly facing, good size garden, looking towards Leckhampton Hill and with two paved patio areas, ideal for outside entertaining.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains & Solar Panels. **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.

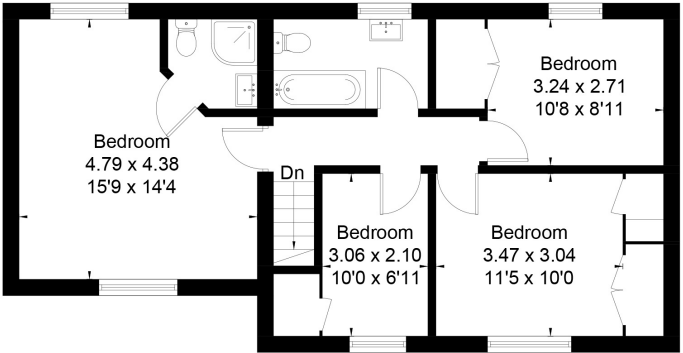
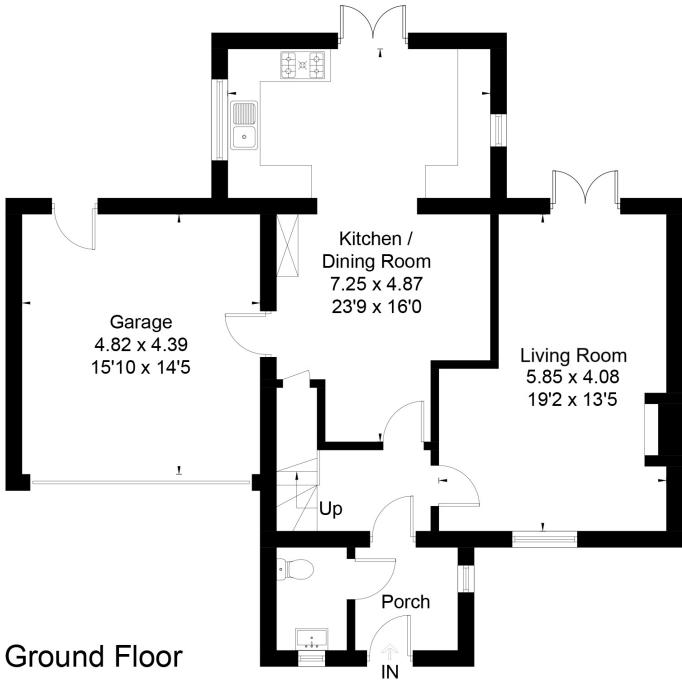





Situation

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

Approximate Floor Area = 151.9 sq m / 1635 sq ft (Including Garage)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (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 | |

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95721

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