



Leckhampton

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For sale
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 **Nick GRIFFITH**
ESTATE AGENTS

Leckhampton

Meadowsweet Road, Cheltenham, GL53 0AS

£535,000 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 • landscaped garden • garage • 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 and a single garage with pedestrian side door. At the rear, there is a lovely tiered landscaped garden, and a magnificent Breeze House 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. **Agents Note** There is an Estate Charge of approx. £135 per year.



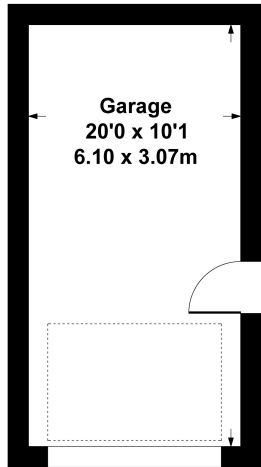


Situation

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.

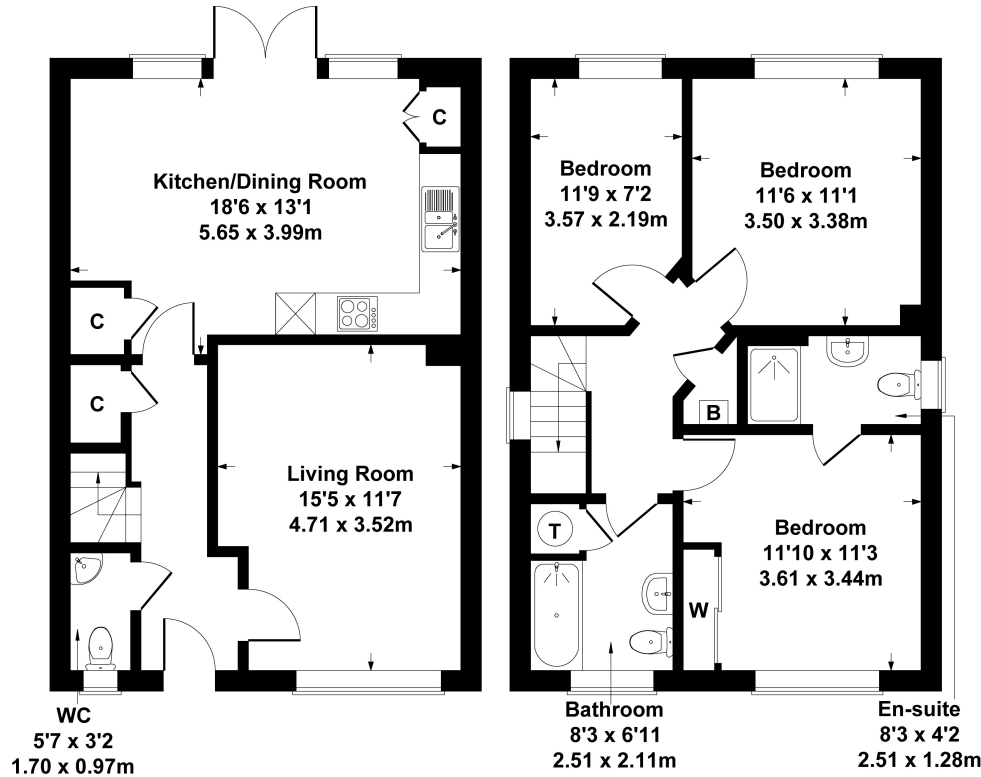
24 Meadowsweet Road

Approximate Gross Internal Area
House - 1044 sq ft - 97 sq m
Garage - 205 sq ft - 19 sq m
Total - 1249 sq ft - 116 sq m



GARAGE

(Garage Location/
Orientation Not Accurate)



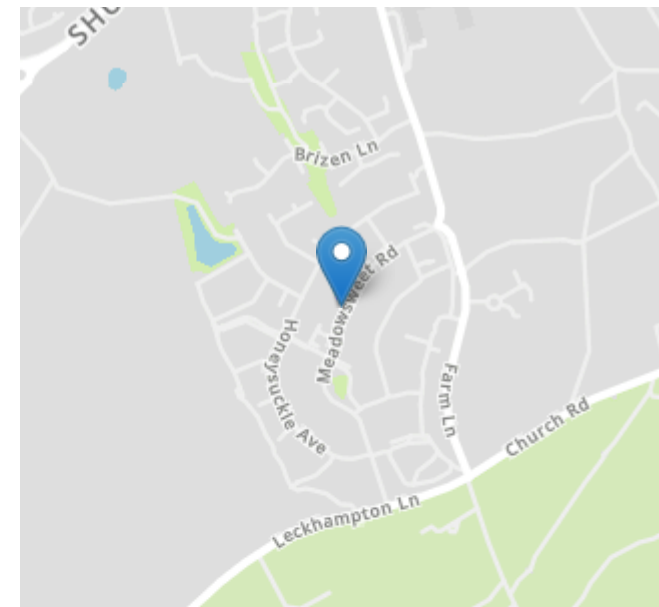
GROUND FLOOR

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.

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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	

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