



Shurdington Road

 Nick
GRIFFITH
ESTATE AGENTS

Shurdington Road

Cheltenham, GL53 0NJ

£535,000 Freehold

A 3 bedroom, semi-detached, family home with a good size garden and off-road parking, situated close to The High School Leckhampton.

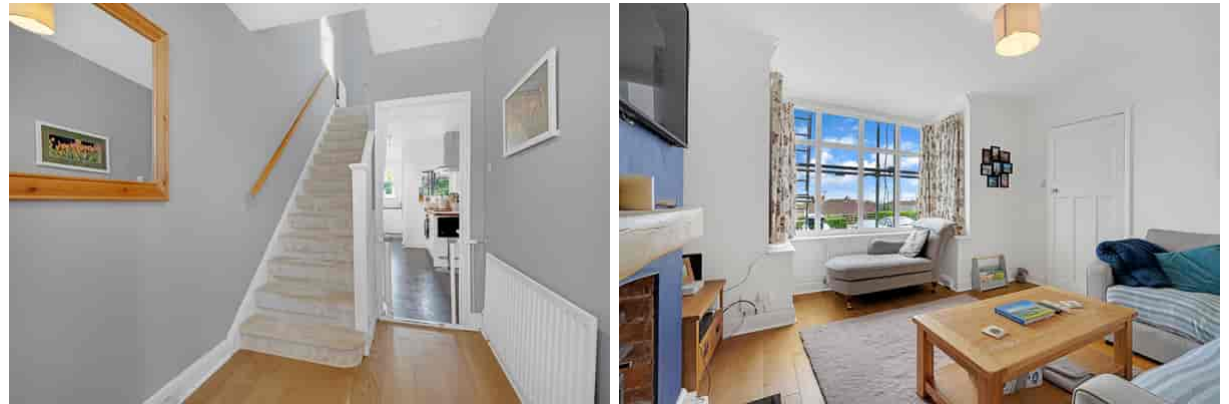
CLOSE TO HIGH SCHOOL LECKHAMPTON • reception hall • living room • magnificent kitchen/dining/family room • 3 bedrooms • bathroom • parking for several vehicles • mature gardens • garden office • car port • gas central heating • double glazing • 7kW EV charger

Description

A traditional semi-detached house situated in generous mature gardens, offering excellent access to Bath Road, major road links, and The High School Leckhampton. The well presented accommodation includes a reception hall, living room with feature wood burner, and a magnificent kitchen/dining/family room also with wood burner and double doors opening out to the garden. Upstairs, there are 3 bedrooms (2 doubles) and a bathroom with shower over the bath. Outside, there are front and rear gardens, parking for several vehicles, and a 7kW EV charger. The rear garden is a particular feature and includes an 18ft insulated garden office with cat 6 network cabling, built-in mosaic tiled hot tub, a wood fired brick pizza oven, and a large patio seating area. To the side there is a covered car port.

Further Information:

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



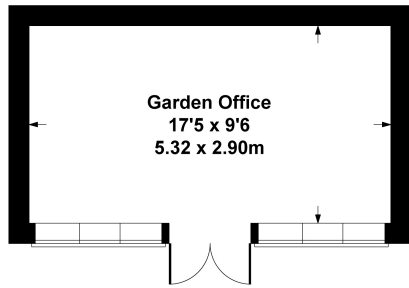
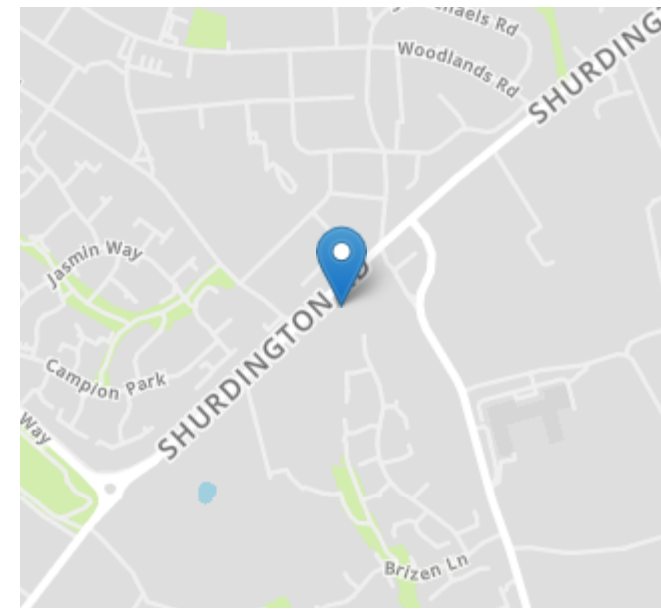


Situation

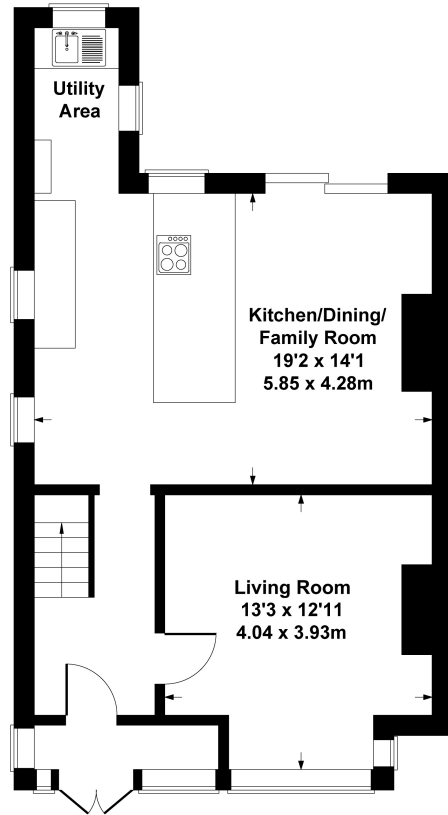
A highly sought after residential location, close to excellent primary and secondary schools (including The Leckhampton High School), glorious countryside, road links, and Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and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

Westbourne

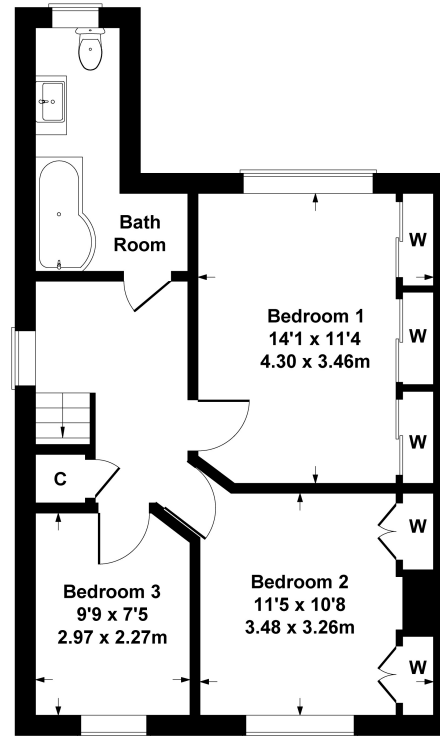
Approximate Gross Internal Area
 House : 1076 sq ft - 100 sq m
 Outbuilding : 161 sq ft - 15 sq m
 Total : 1237 sq ft - 115 sq m



OUTBUILDING



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		
(81-91)		85
B		
(69-80)	72	
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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