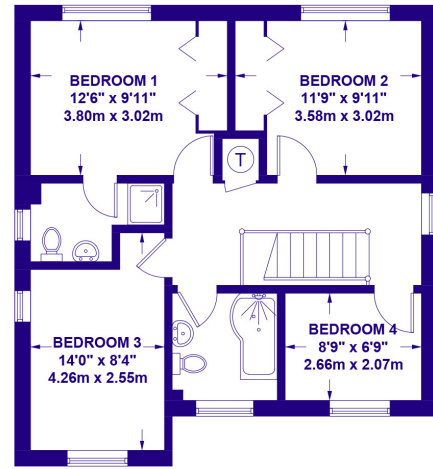


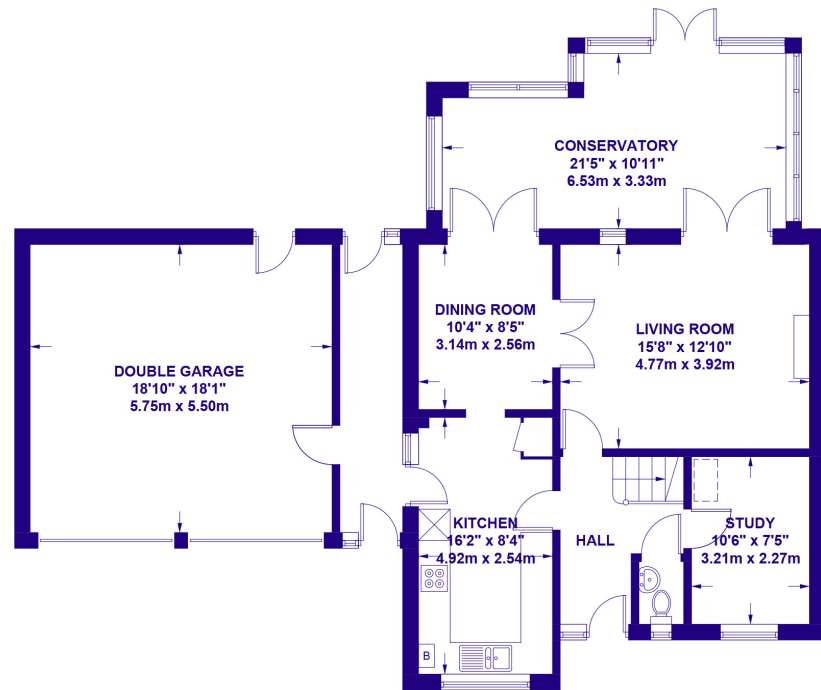
Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft
(Including Double Garage)



= REDUCED HEADROOM
BELOW 1.9M / 5'0"



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

Disclaimer:

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- c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20 Nourse Close, Leckhampton, Cheltenham, Gloucestershire GL53 0NQ

An extended and well presented four bedroom detached family house, with a double garage, located in this highly sought after residential area, close to popular schools including the High School Leckhampton, parks and to nearby Leckhampton Hill.

Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

20 Nourse Close, Leckhampton, Cheltenham, Gloucestershire GL53 0NQ

An extended and well presented four bedroom detached family house, with a double garage, located in this highly sought after residential area, close to popular schools including the High School Leckhampton, parks and to nearby Leckhampton Hill. Its spacious accommodation comprises in brief an entrance hall, a downstairs cloakroom, a study, a modern fitted kitchen with side access via a passageway to the double garage and front and rear gardens, a dining room, a generously proportioned living room leading to a large conservatory with double doors overlooking the attractive rear garden. Upstairs there are four well-sized bedrooms including the principal bedroom with an en-suite bathroom plus a family bathroom. Further benefits of this fine property, found on the edge of a desirable cul-de-sac, include gas fired central heating, double glazing, off road parking and attractive landscaped gardens to the front and rear. No onward chain. Council Tax Band – F



Directions

Leave Cheltenham via A46 Shurdington Road. Turn left into Kidnappers Lane and take the second turning on the right into Brizen Lane and then take the first left into Nourse Close where the property can be found immediately on the right hand side.

Price:

£665,000

Tenure:

Freehold

Contact:

Karen Short