



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Leckhampton

Burnet Drive, Leckhampton, Cheltenham, GL53 0FD

£500,000 Freehold

A beautifully presented 3 bedroom, semi detached, family house, situated on this sought after development close to the new High School Leckhampton.

Reception Hall • cloakroom • living room • kitchen/dining room • utility cupboard • 3 bedrooms • 2 bath/shower rooms • garage & driveway • southwest facing landscaped garden • gas central heating & double glazing • NHBC guarantee • EV charger point

## Description

Constructed by Redrow Homes and completed approx. 3 years ago, this 3 bedroom semi-detached house has been built in the popular Letchworth design. The beautifully presented accommodation includes reception hall, living room, an impressive kitchen/dining room with 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 built-in wardrobes. Outside, there is a driveway comfortably providing parking for 2 cars, and a good size single garage. At the rear, there is a lovely landscaped southwest facing garden 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** D. **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. £170 per year.



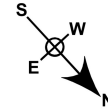


### Situation

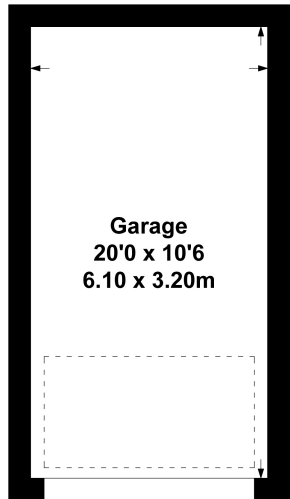
A highly sought after residential location, close to excellent primary and secondary schools (including The High School Leckhampton), glorious countryside, road links, and the Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping,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

# 17 Burnet Drive

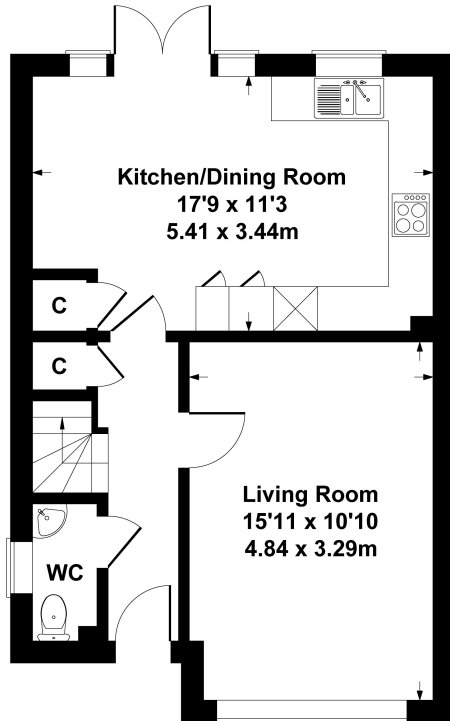
Approximate Gross Internal Area  
House = 947 sq ft - 88 sq m  
Garage = 215 sq ft - 20 sq m  
Total = 1162 sq ft - 108 sq m



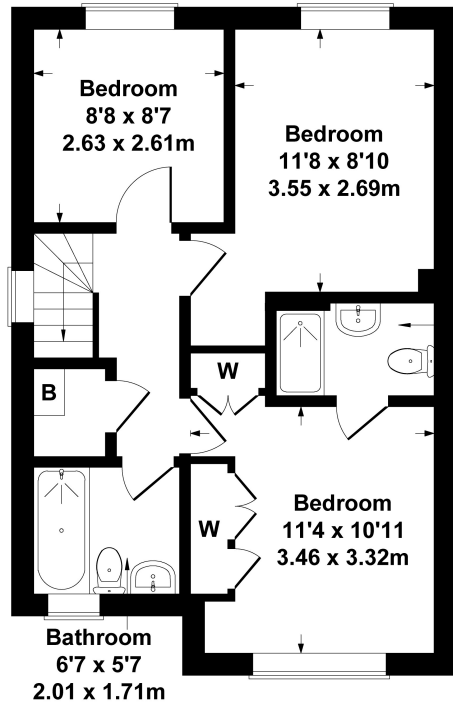
En-suite  
7'0 x 4'1  
2.13 x 1.25m



**GARAGE**



**GROUND FLOOR**

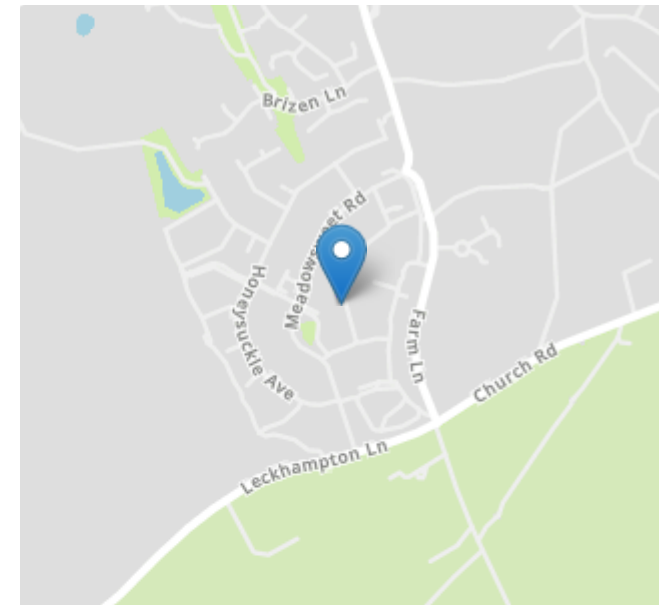


**FIRST FLOOR**

## 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+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.