



 Nick GRIFFITH
for sale
01294 281231

Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Treelands Drive, Leckhampton, Cheltenham, GL53 0DE

£335,000 Freehold

A semi detached, 2 bedroom, bungalow in need of updating/modernisation, situated within this highly sought after location.

NO ONWARD CHAIN • entrance hall • living room • kitchen • 2 bedrooms • shower room • front & rear gardens • driveway providing off road parking • garden store • updating/modernisation required

Description

An excellent opportunity to remodel/upgrade this semi detached, 2 bedroom, bungalow, ideally situated just off Leckhampton Road, close to excellent local amenities. The accommodation includes an entrance hall, living room with patio door leading out to the rear garden, kitchen, 2 double bedrooms, and a shower room. Outside, there is a front garden laid to lawn, and a driveway providing off-road parking leading to a detached store. The mature rear garden is also laid mainly to lawn with planted borders and a patio area. The property further benefits from double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band C.



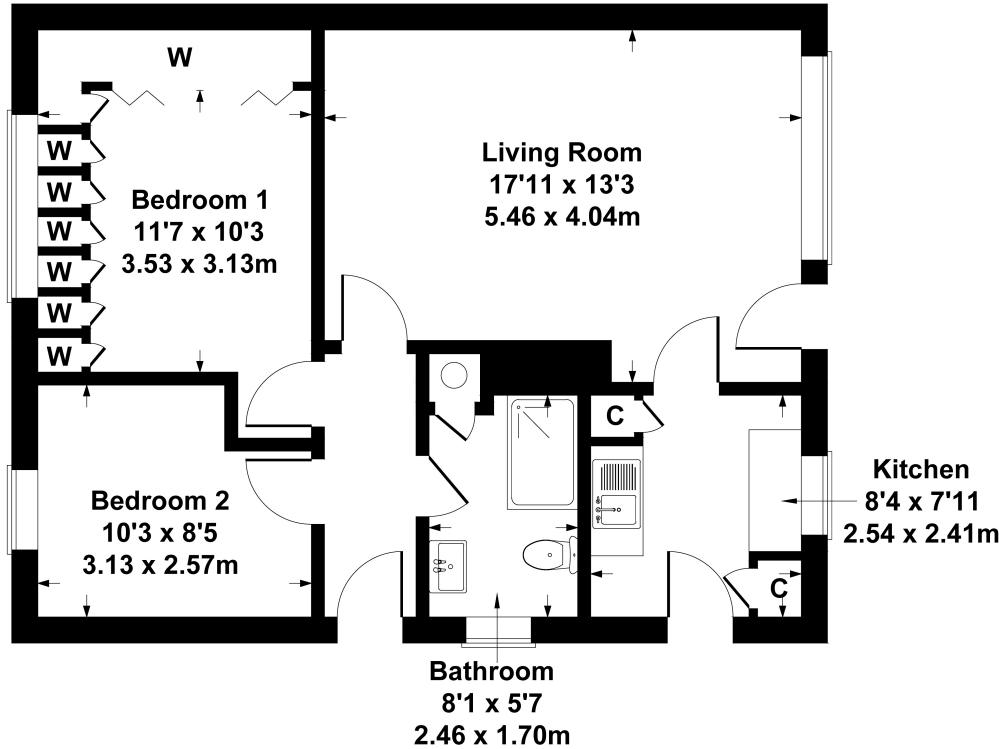


Situation

Treelands Drive is a highly popular location, just a short walk to the Bath Road shopping area, schools for all ages, and beautiful 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 and Montpellier Gardens.

26 Treelands Drive

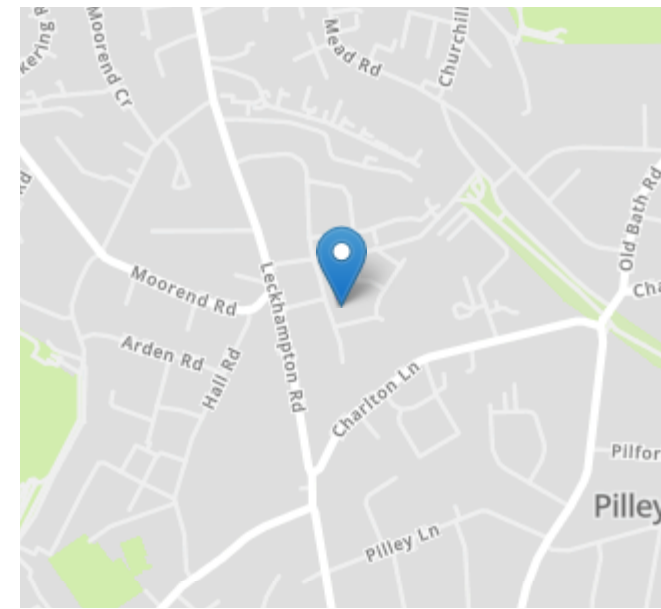
Approximate Gross Internal Area
635 sq ft - 59 sq m



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. 2023



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | 84 |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | 51 | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| 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.