

Leckhampton

 Nick GRIFFITH
for sale
w | ngea.co.uk 01242 261231

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Southfield Rise, Cheltenham, GL53 9LH

£365,000 Freehold

A 2 bedroom, semi detached, bungalow with garage, driveway and pretty garden, situated in this sought after cul-de-sac.

NO ONWARD CHAIN • entrance hall • living/dining room • conservatory • kitchen • 2 double bedrooms • shower room • garage & parking • enclosed rear garden • sought after location

Description

A super opportunity to purchase this semi-detached, 2 bedroom, bungalow, ideally situated just off Old Bath Road close to good local amenities. The accommodation includes an entrance hall, spacious living/dining room, conservatory, fitted kitchen with matching white wall and base units, appliance space and door to the rear, 2 double bedrooms, and a shower room. Outside, there is a front garden with driveway providing off-road parking and leading to the single garage. The much loved rear garden is enclosed by timber fencing and laid mainly to lawn with well stocked borders and patio. There is also an ornamental wildlife pond and delightful views to Leckhampton Hill. Further benefits include gas central heating, majority double glazing, and no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C.

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.





Situation

Situated just off Old Bath Road at the foot of Leckhampton Hill, close to glorious countryside, and within a short distance of the lively Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools, including Naunton Park and Leckhampton Primary. 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.

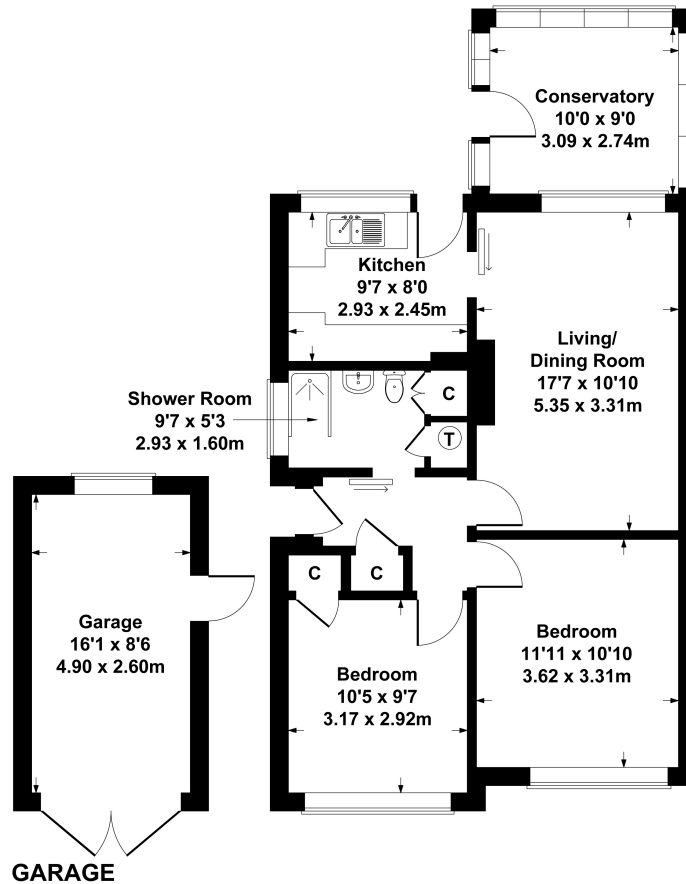
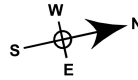
3 Southfield Rise

Approximate Gross Internal Area

House = 732 sq ft - 68 sq m

Garage = 140 sq ft - 13 sq m

Total = 872 sq ft - 81 sq m



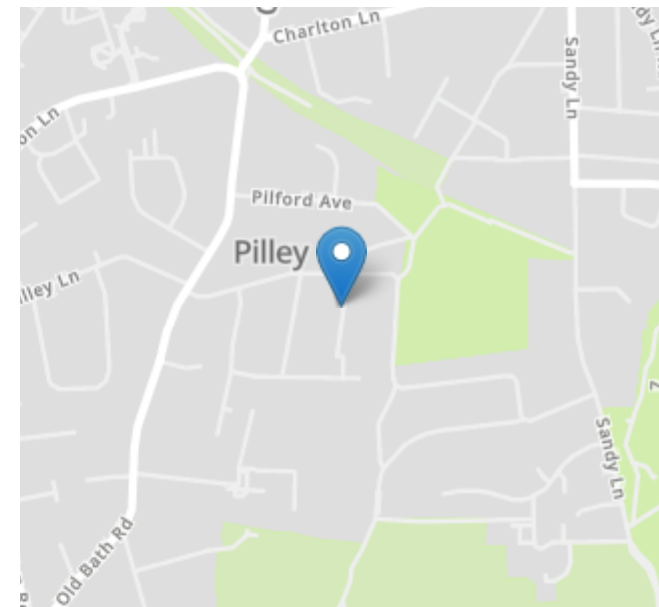
GARAGE

(Garage Location
Not Accurate)

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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) 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.