



Leckhampton



# Leckhampton

Honeysuckle Avenue, Cheltenham, GL53 0AF

£480,000 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 • landscaped garden • gas central heating & double glazing • NHBC guarantee

## Description

Constructed by Redrow Homes and completed 6 years ago, this 3 bedroom semi-detached house has been built in the popular Letchworth design. The very well 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 landscaped garden with an elevated seating area, 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.



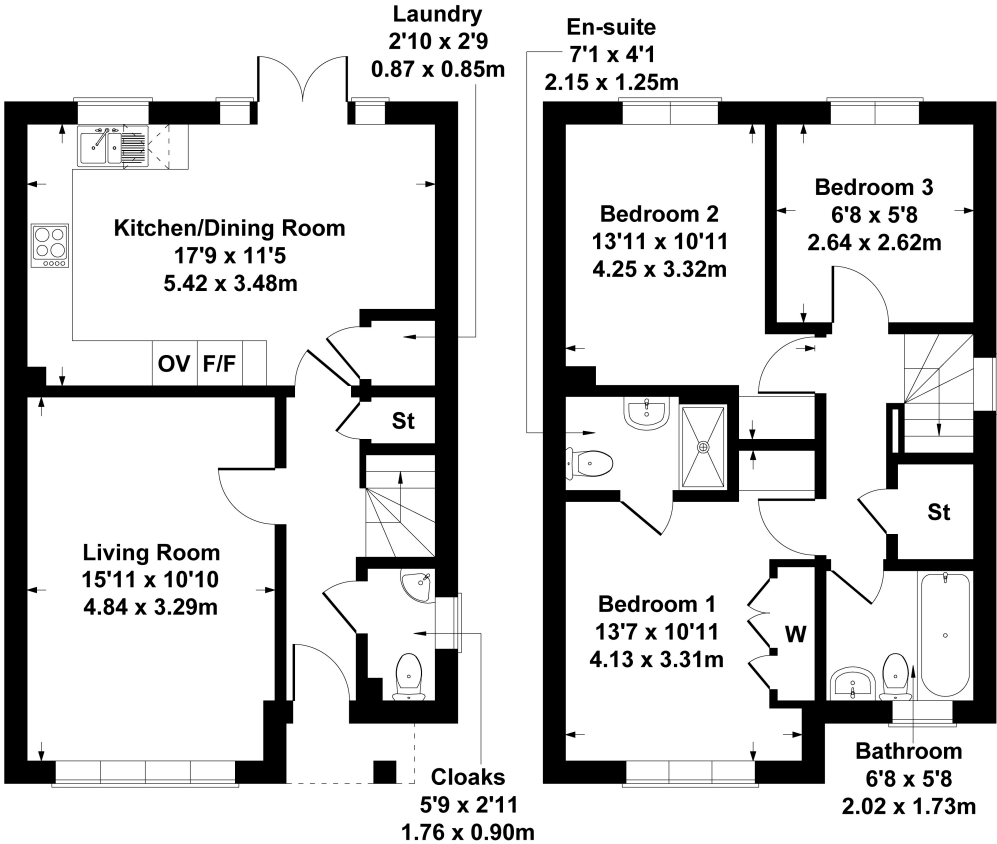


### Situation

A highly sought after residential location, close to excellent primary and secondary schools (including The Leckhampton High School), 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 Honeysuckle Avenue

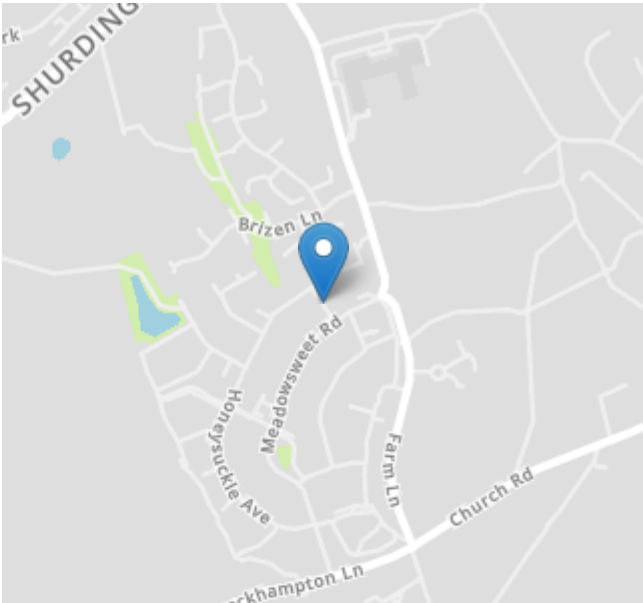
Approximate Gross Internal Area  
947 sq ft - 88 sq m



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. 2024



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	

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