



Leckhampton



Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Treelands Drive, Cheltenham, GL53 0DG

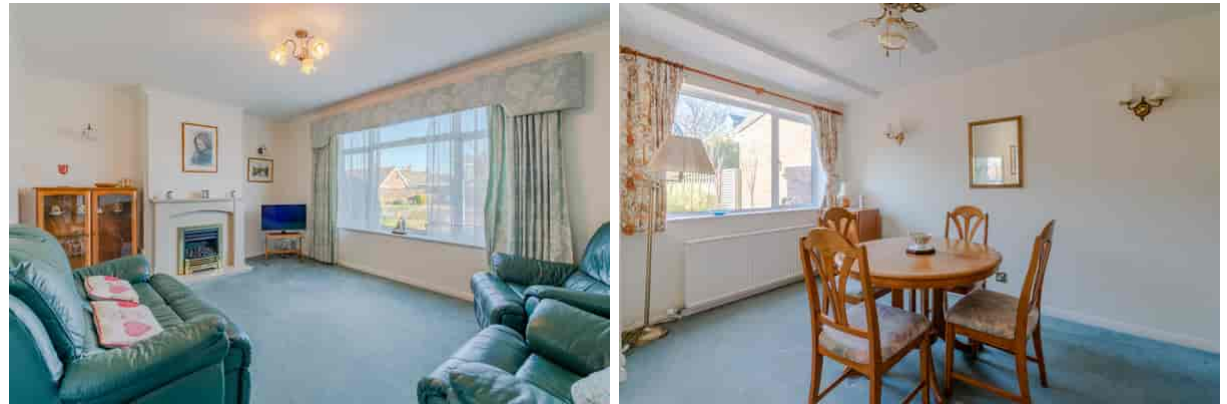
£400,000 Freehold

A spacious, 2 bedroom, semi detached house with south facing rear garden, ample off-road parking and garage, situated just off Leckhampton Road.

NO ONWARD CHAIN • living room • separate dining room • kitchen • lean-to utility • 2 bedrooms • family bathroom • southerly facing rear garden • garage & driveway • sought after location

Description

A well presented, 2 bedroom, semi detached property, situated within this highly sought after location within easy walking distance of good local schools and excellent shopping facilities, and offered for sale with no onward chain. The ground floor accommodation includes a reception hall, living room with feature fireplace and large window looking over the front aspect, separate dining room, and a modern kitchen with matching wall and base units and a door leading to the rear garden. On the first floor, there are 2 good size bedrooms and the family bathroom. Externally, there is a southerly facing rear garden which is mainly laid to lawn, a block paved driveway providing ample parking, and a garage. The property benefits from gas central heating and double glazing throughout. Cheltenham Borough Council - Tax Band C.



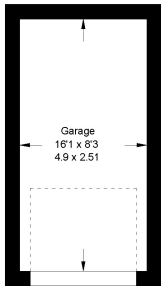


Situation

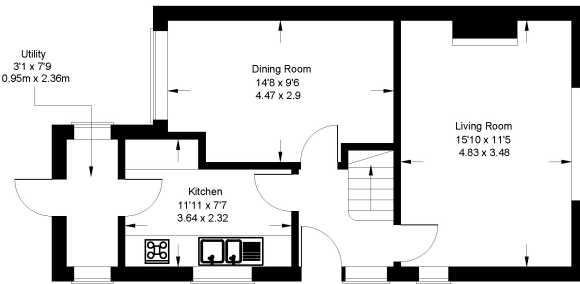
Situated towards Leckhampton Hill and glorious countryside walks, also close to the vibrant Bath Road with a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best schools including Naunton Park Primary, Leckhampton Primary and Leckhampton High School. Cheltenham is a vibrant 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.

11 Treelands Drive

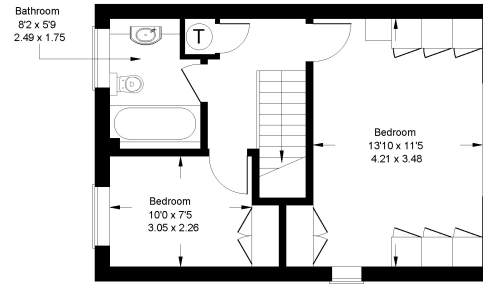
Approximate Gross Internal Floor Area
936 sq ft - 87 sq m



Garage
(Garage location / orientation not accurate)



Ground Floor

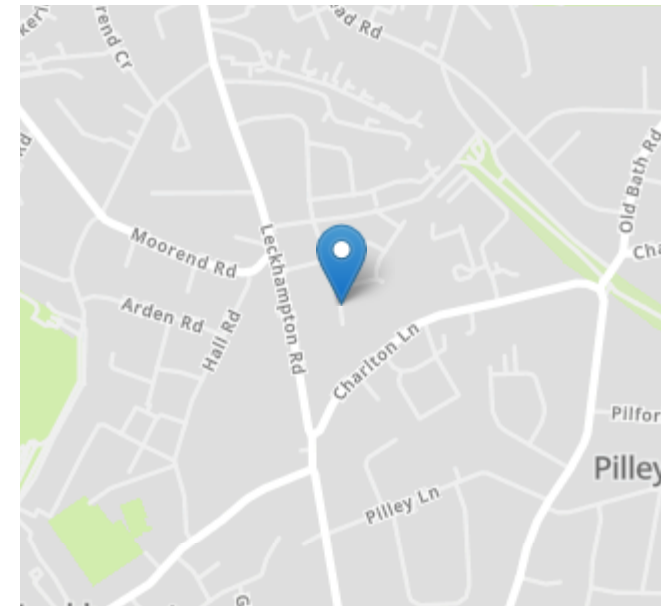


First Floor

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 Energy AssessmentServices 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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.