



Leckhampton

 Nick  
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ESTATE AGENTS



# Leckhampton

Church Road, Cheltenham, GL53 0PR

£585,000 Freehold

An extended 3 bedroom, detached, bungalow, situated within walking distance of good local schools and amenities.

NO ONWARD CHAIN • entrance hall • 19'3 living room • kitchen • conservatory/dining room • 3 bedrooms • en suite & bathroom • garage & driveway • southerly facing rear garden • double glazing & gas central heating • sought after location

## Description

Sympathetically extended, this 3 bedroom, 2 bathroom, detached bungalow is deceptively spacious and offers open plan living within a very popular area near to the sought after schools of Leckhampton Primary and High School Leckhampton. The light and airy accommodation comprises an entrance hall and an attractive kitchen with a matching range of storage units, wooden work surfaces, built-in appliances, and opening through to the impressive c.19'3 ft living area with feature vaulted ceiling housing four skylights, a gas fireplace, and French doors. The conservatory/dining area is a versatile room and also has French doors to the rear garden. There are 3 bedrooms and 2 bath/shower rooms. Outside, to the front, is a driveway providing off-road parking and leading to the linked garage. The enclosed southerly facing rear garden is laid to lawn with a generous paved patio. To the rear of the garden is an additional gravelled space with gated access via Griffin Lane. The property further benefits from being offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity**

**Mains.** **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





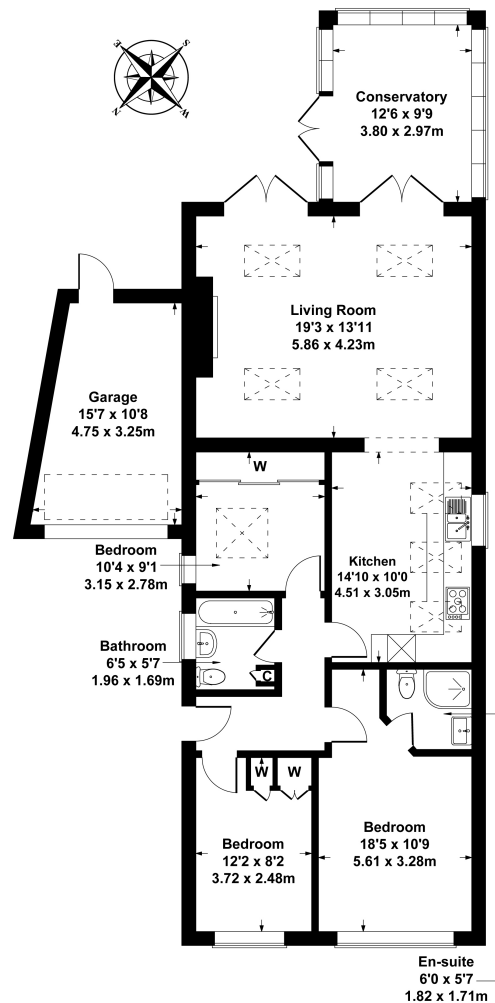
### Situation

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



## 34 Church Road

Approximate Gross Internal Area  
1270 sq ft - 118 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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(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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