



Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Leckhampton

Treelands Drive, Cheltenham, GL53 0DE

£375,000 Freehold

**A 2 bedroom semi-detached bungalow with off-road parking, garage and c.47ft rear garden, just a short walk from the excellent amenities on Bath Road.**

**NO ONWARD CHAIN** • entrance hall • living/dining room • kitchen • 2 bedrooms • shower room • garage • driveway • gas central heating & double glazing • sought after location

## Description

An excellent opportunity to purchase this semi-detached, 2 bedroom, bungalow, ideally situated just off Leckhampton Road, close to excellent local amenities. The light and airy accommodation includes an entrance hall, living/dining room with patio door leading out to the rear garden, modern kitchen with a range of attractive wall and base units and appliance space, 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 garage. The c.47ft 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.

## 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 (currently not in use).

Purchasers should carry out their own investigations regarding the suitability of these services.



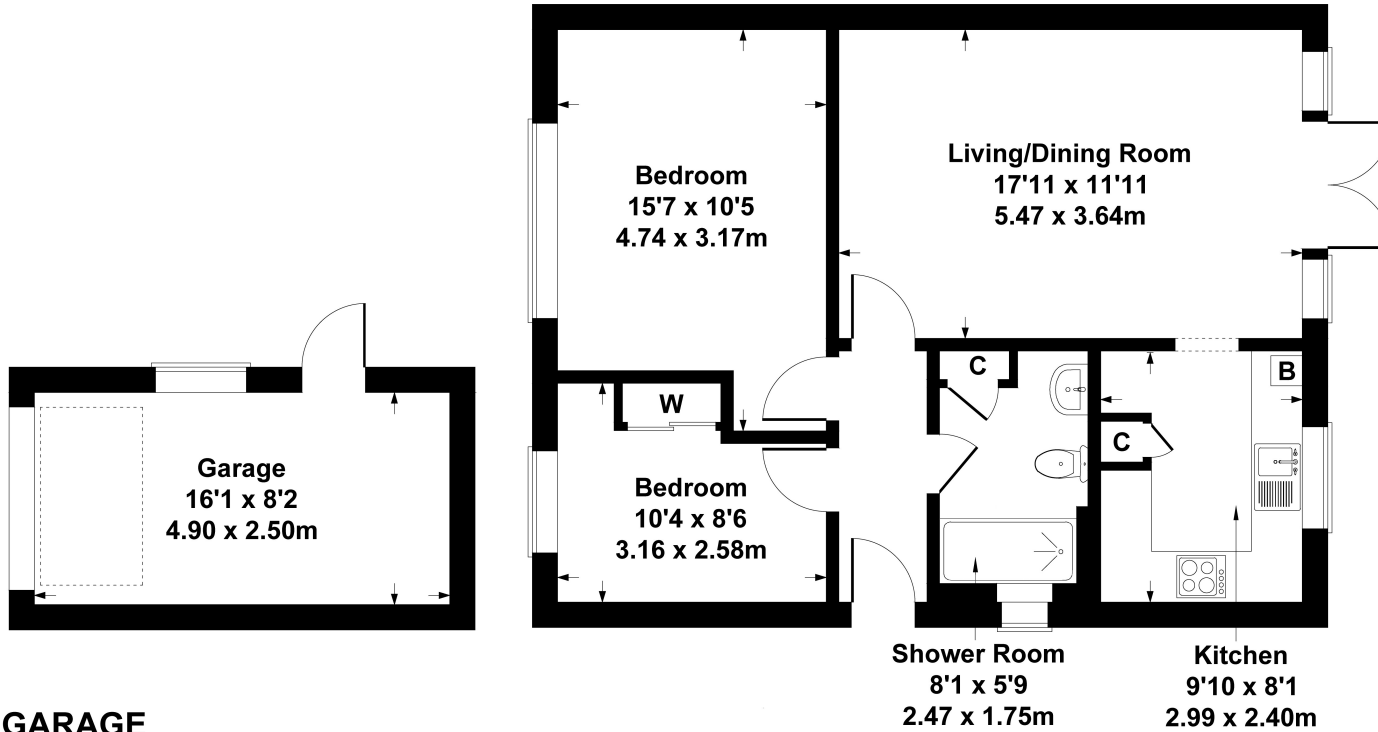
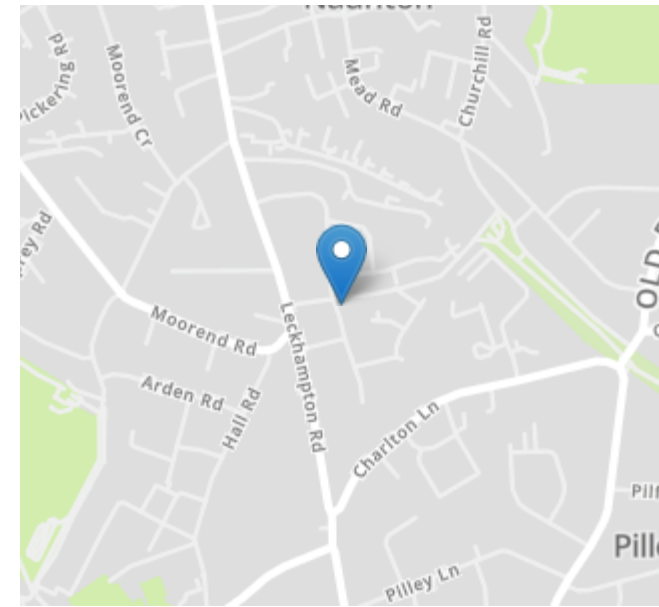


### **Situation**

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.

# 16 Treelands Drive

Approximate Gross Internal Area  
764 sq ft - 71 sq m



**GARAGE**

**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>		
(81-91)		<b>89</b>
<b>B</b>		
(69-80)	<b>72</b>	
<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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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