



Leckhampton

 Nick  
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ESTATE AGENTS



# Leckhampton

Southfield Rise, Cheltenham, GL53 9LH

£379,950 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





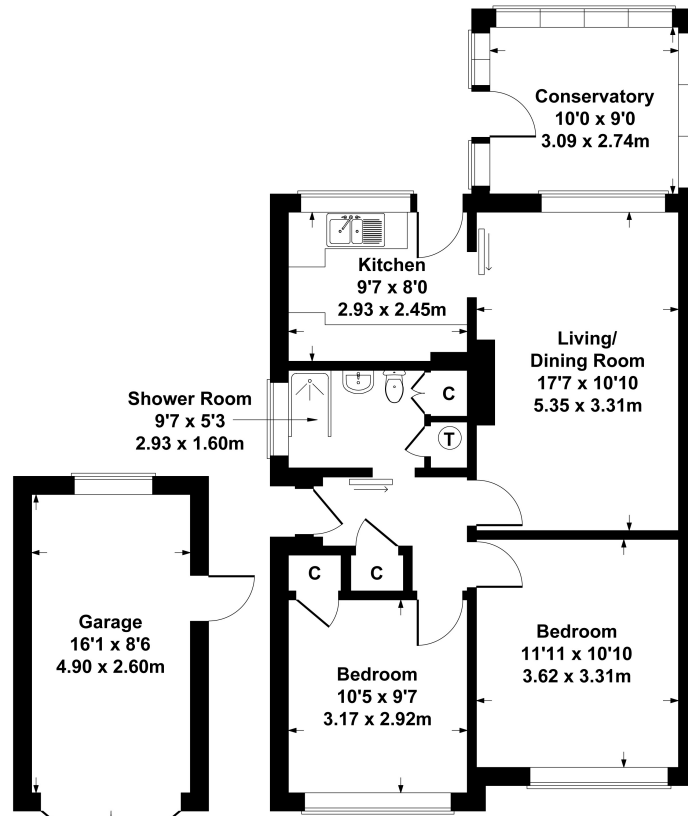
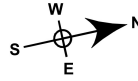
### **Situation**

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

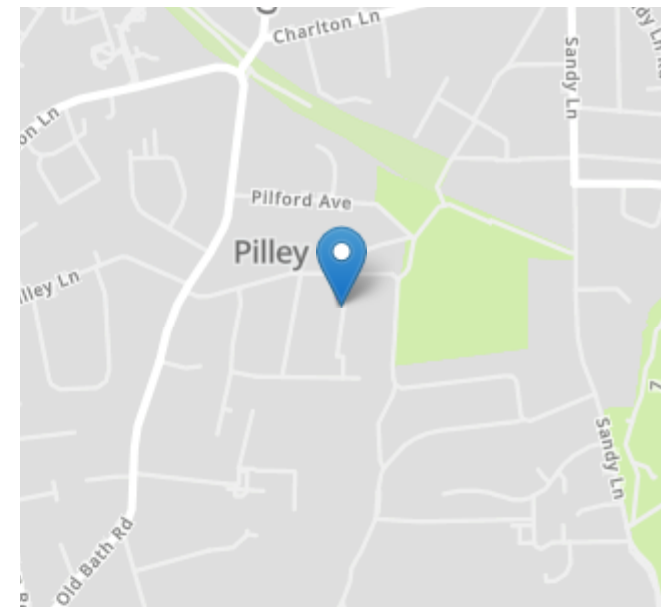


**GARAGE**  
 (Garage Location  
 Not Accurate)

**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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 64      |                         |
| (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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