



Leckhampton

 Nick
GRIFFITH
ESTATE AGENTS

Leckhampton

Southcourt Close, Leckhampton, Cheltenham, GL53 0DW

£500,000 Freehold

A 3 bedroom, detached house with a south facing garden, situated in this highly sought after no-through road.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • breakfast room • cloakroom • 3 bedrooms • bathroom • garage & driveway • south facing garden • double glazing & gas central heating • close to good schools & amenities

Description

A detached family house which has been very well maintained but is now in need of some updating. The well presented accommodation includes a reception hall, living/dining room with feature fireplace and doors to the rear, kitchen, breakfast room, and a downstairs cloakroom. Upstairs, there are 3 bedrooms and a bathroom. Outside is a driveway providing parking, a single garage, and a mature south facing garden. The property further benefits from gas central heating, double glazing, close to schools and amenities, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **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

Southcourt Close is a highly popular location, just a short walk to the Bath Road shopping area, schools for all ages, and glorious 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.

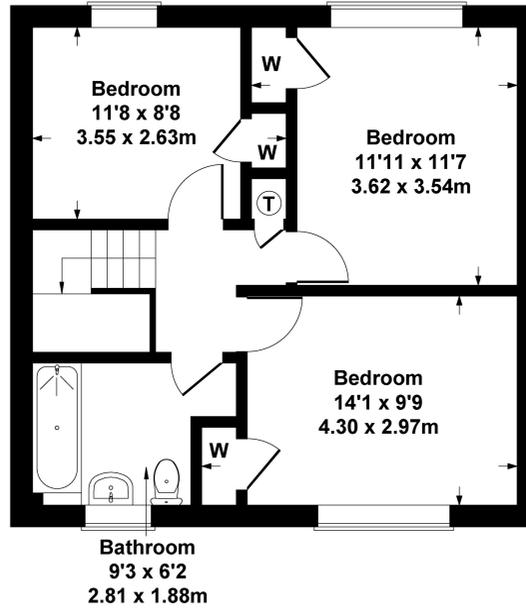
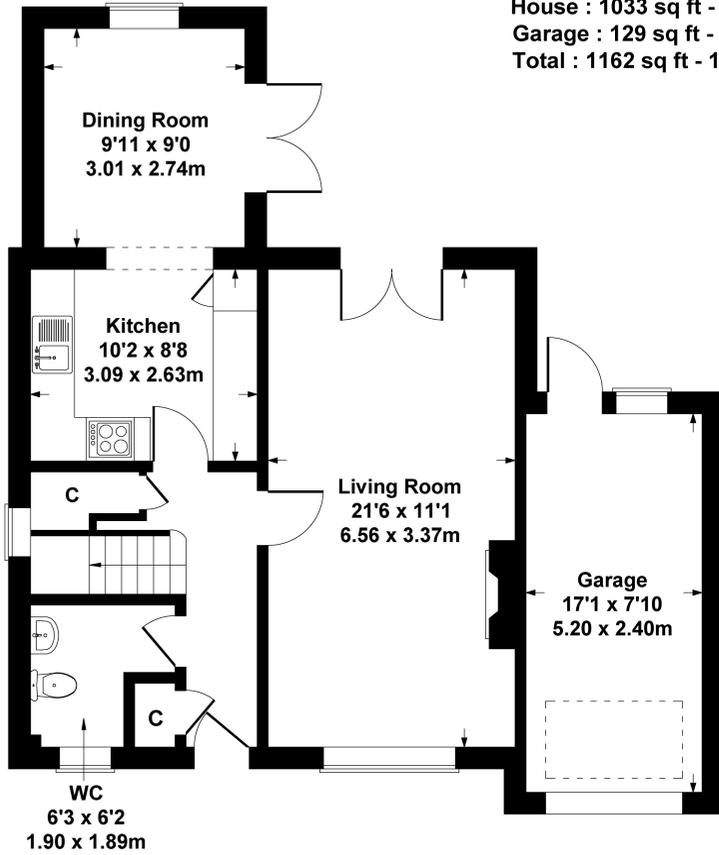
18 Southcourt Close

Approximate Gross Internal Area

House : 1033 sq ft - 96 sq m

Garage : 129 sq ft - 12 sq m

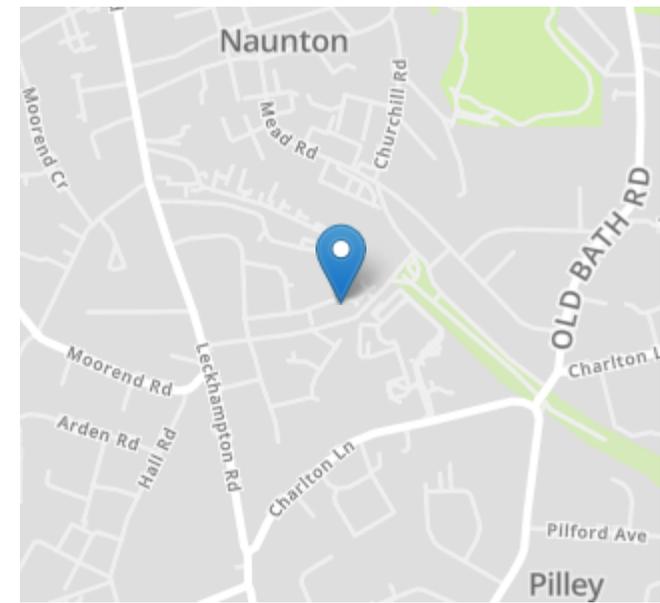
Total : 1162 sq ft - 108 sq m



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.