



Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Leckhampton

Burnet Drive, Cheltenham, GL53 0FD

£550,000 Freehold

A well presented 3 bedroom, detached, family house, situated on this sought after development close to the 'Outstanding' High School Leckhampton.

CLOSE TO HIGH SCHOOL LECKHAMPTON • reception hall • downstairs cloakroom • living room • kitchen/dining room • 3 bedrooms • 2 bath/shower rooms • garage • west facing garden • parking 2/3 cars • no onward chain

## Description

Situated in a highly popular development, within easy walking distance of the 'Outstanding' High School Leckhampton, this well presented, detached, family house was built by Redrow Homes approximately two and a half years ago. The welcoming accommodation offers an entrance hall with wooden flooring which continues into the light and airy living room; an attractive kitchen/dining room with a range of integrated appliances, Karndean flooring, and double doors to the rear garden; utility cupboard, and a downstairs cloakroom. Upstairs, there are 3 good size bedrooms, and 2 bath/shower rooms, the master bedroom with en suite shower room and fitted double wardrobe. Outside, there is a driveway providing parking for 2/3 cars and a garage. The west facing enclosed rear garden is mainly laid to lawn with several raised planters and a paved patio area, ideal for outdoor dining. The property further benefits from gas central heating, double glazing, and a New Home Build Guarantee.

## Further Information:

**Local Authority** Tewkesbury Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. Please note: There is also a service charge payable of approximately £92 per annum.





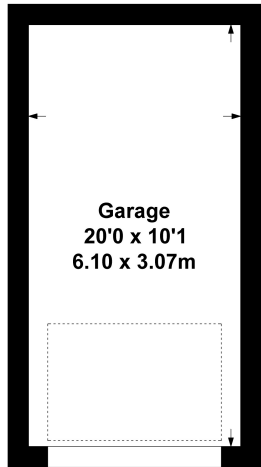
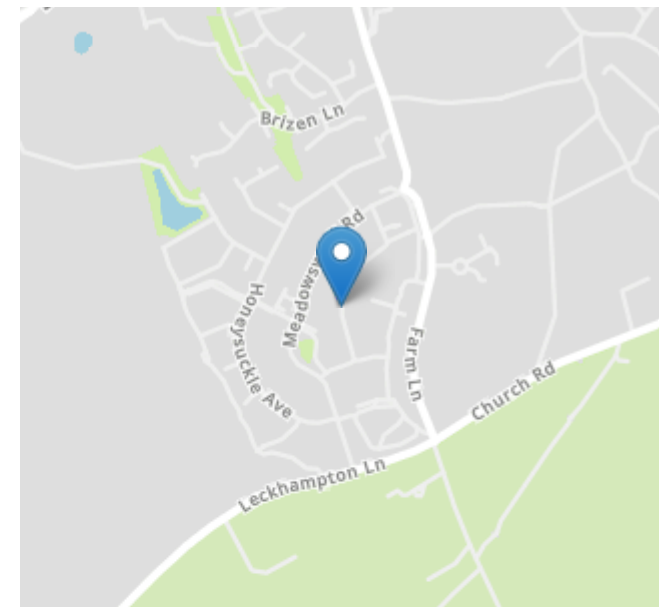
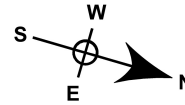
### **Situation**

A highly sought after residential location, close to excellent primary and secondary schools (including The High School Leckhampton), glorious countryside, road links, and Bath Road shopping area. 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.

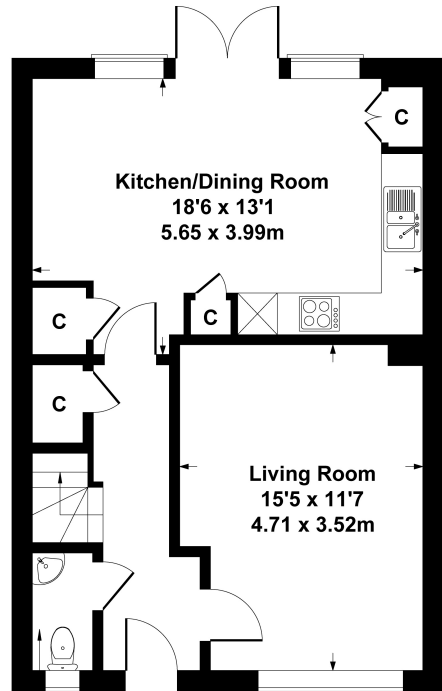
# 21 Burnet Drive

Approximate Gross Internal Area

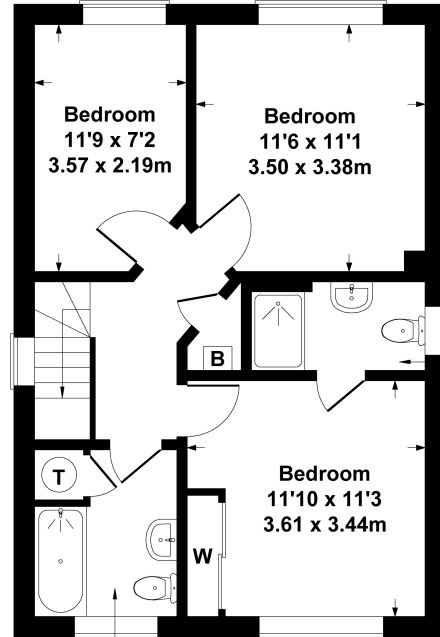
House - 1044 sq ft - 97 sq m  
 Garage - 205 sq ft - 19 sq m  
 Total - 1249 sq ft - 116 sq m



**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 Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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