

HUNTERS®

HERE TO GET *you* THERE



Leckhampton View

Shurdington, Cheltenham, GL51 4GW

Asking Price £385,000



Council Tax: D



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Hunters Estate Agents are delighted to offer this lovely traditional three-bedroom semi-detached family home to the sales market, complete with off road parking and a fabulous rear garden.

Inside, this fine home is presented for sale in superb decorative condition throughout and remains a credit to its current owners. From the stripped and finished original floorboards to the wood burning stove in the living room the property boasts of many attractive features all sympathetic to the original building.

Sitting on the Shurdington/Leckhampton border, Leckhampton View is a collection of similar properties situated off Leckhampton Lane. The property enjoys breathtaking views at the front across open land towards Leckhampton Hill and the Devils Chimney, a protected Area of Outstanding Natural Beauty (AONB) with endless trails and leisure areas to roam. To the rear there is a secluded 100'+ rear garden that enjoys a good degree of privacy.

The accommodation on offer includes the following:

Ground Floor: From the entrance hall, there is access to the 14'+ Living room with woodburning stove and wonderful rural views from the double-glazed window. The open plan 17'+ kitchen/dining room spans the rear of the property and leads to a dwarf wall conservatory, a simply lovely place to sit and enjoy the garden.

First Floor: There are three bedrooms with bedrooms two and three facing the front elevation and bedroom one and the family bathroom facing the rear.

Outside: The property sits well back from the road behind a generous lawned fore-garden with a drive to the side for several vehicles. The rear garden is a sanctuary of peace and privacy, ideal as a place to unwind after a long day.

This property is as much about lifestyle as it is about accommodation, with Leckhampton Hill on the doorstep and endless footpaths and cycle routes to explore. We can think of no better place in Cheltenham to live.

All viewings are by appointment only

Tel: 01242 528500

- Traditional Three Bedroom Semi-Detached House
- Large 100'+ Private Rear Garden
- Large Living Room with Wood Burning Stove
- Gas Central Heating and uPVC Double Glazing
- Council Tax Band C | EPC Rating D
- Outstanding Views of Leckhampton Hill.
- Off Road Parking
- Full Width Kitchen/Breakfast Room
- Close to Amenities.
- Tenure - Freehold

Living Room

14'9" x 12'11" (4.51 x 3.94)

Kitchen / Dining Area

17'9" x 8'5" (5.42 x 2.57)

Sunroom

11'8" x 9'0" (3.56 x 2.75)

Bathroom

6'3" x 7'11" (1.92 x 2.43)

Bedroom One

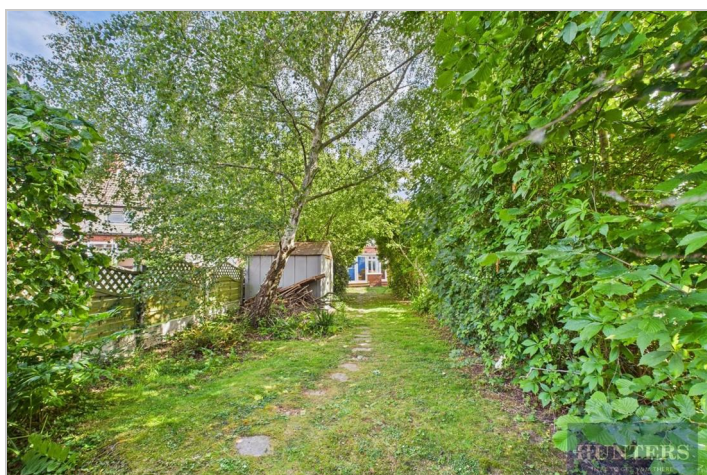
11'2" x 11'7" (3.42 x 3.54)

Bedroom Two

11'5" x 9'10" (3.50 x 3.00)

Bedroom Three

6'5" x 7'0" (1.97 x 2.14)



Road Map



Hybrid Map



Terrain Map



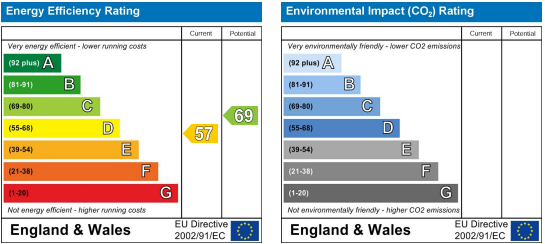
Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.