

3 DUCKWORTH CLOSE

LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL53 0HU





Coming to the market for the first time since construction in 1973 is this generously proportioned link-detached property built by renowned local Cheltenham builder Bob Chick.

The property is tucked away in a quiet location in the corner of a small residential cul-de-sac of just four similar homes located within the Leckhampton district with the nearby Bath Road providing the area with an excellent selection of day to day amenities.

Internally the property does require a general programme of renovation, however the property was extended on the ground floor in the late 1990's to create an additional fifth bedroom/reception room and separate wet room.,

Entering the property via an enclosed storm porch there is a spacious reception hall off which is a cloakroom, 19' sitting room with a view of the front garden, breakfast room with access to the private rear garden, fitted kitchen with integrated appliances and adjoining the kitchen there is a rear hall with a useful utility area off which is the third reception room/bedroom and a separate wet room.

On the first floor off a large landing there are four double bedrooms, three of which benefit from fitted wardrobes and there are two bath/shower rooms, one of which is an en-suite to the principle. In addition there is a large partially boarded loft void which is accessed from the landing by a loft ladder.

Externally the property benefits from established front and rear gardens, the front has a large lawn bounded by a variety of mature trees and shrubs, there is a side access leading to the rear garden and a long drive provides off road parking for approximately four vehicles. The 17' garage benefits from an electric garage door at the front and rear, opening into the rear garden, there is also an outside tap located in the garage. The rear garden is equally as established and also offers a high degree of privacy, again planted with a variety of trees, hedges and shrubs. There is also a shed and a covered recessed patio ideal for garden furniture or potted plants that require shielding from the elements.

The property is offered with no onward chain and we are advised it falls within the sought after Leckhampton High School catchment zone whilst Leckhampton Primary school is less than a five minute walk away.

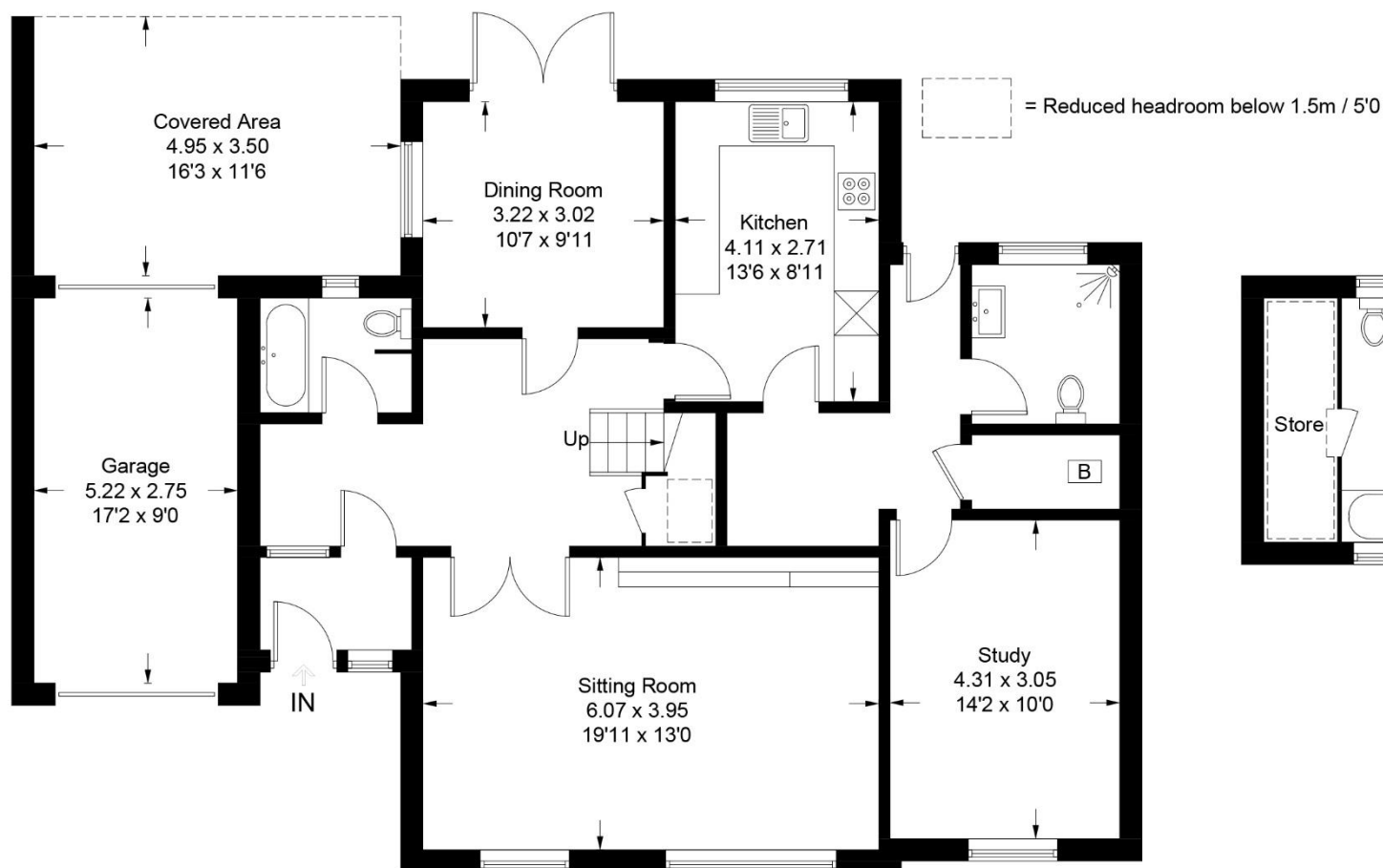




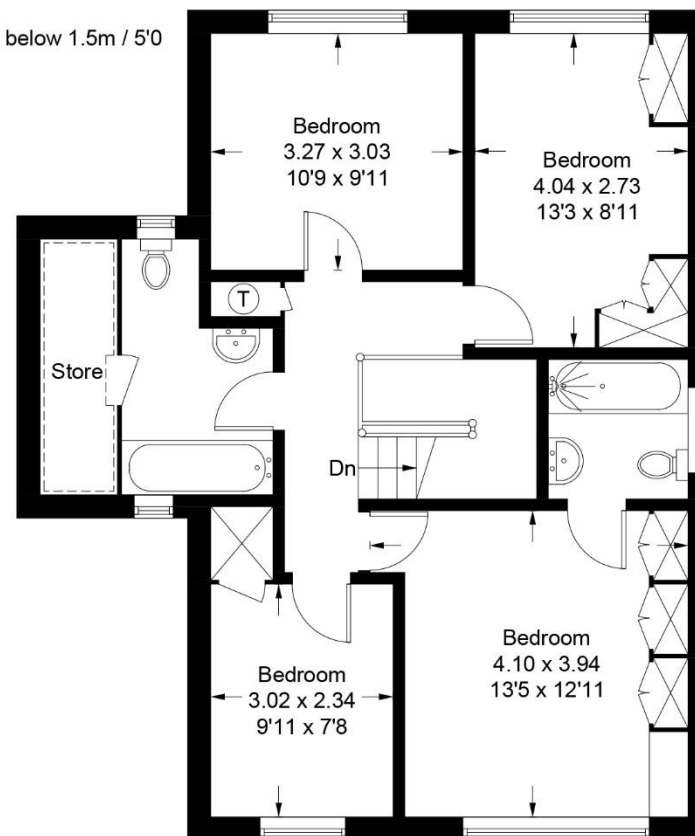
3 Duckworth Close

Approximate Gross Internal Area = 200.1 sq m / 2154 sq ft
(Including Garage & Covered Area)

Approximate Gross Internal Area = 167.7 sq m / 1805 sq ft
(Excluding Garage & Covered Area)



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The property is close to excellent amenities, schools, a doctor's surgery, main transport links, including a regular bus route, and open countryside on Daisy Bank & Crickley Hill.

COUNCIL TAX

Tax Band (F) - £3,137.43 p.a. 2025/2026.

EPC RATING

TBC

PRICE

£825,000

VIEWINGS

Strictly by prior appointment through Charles Lear & Co.
on 01242 222722

Charles Lear & Co.

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