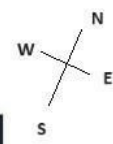




**2 SNOWDROP PLACE  
LECKHAMPTON  
CHELTENHAM  
GL53 0FJ  
PRICE GUIDE £495,000**



2 Snowdrop Place, Leckhampton, GL53 0FJ



Total Floor Area approximately 885 sq ft (82.28 sq mt)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 91+   | <b>A</b>      |             | <b>95 A</b> |
| 81-90 | <b>B</b>      | <b>84 B</b> |             |
| 71-80 | <b>C</b>      |             |             |
| 61-70 | <b>D</b>      |             |             |
| 51-60 | <b>E</b>      |             |             |
| 41-50 | <b>F</b>      |             |             |
| 31-40 | <b>F</b>      |             |             |
| 21-30 | <b>G</b>      |             |             |





# Price Guide

## £495,000

Tewkesbury Borough Council  
COUNCIL TAX BAND D  
Freehold

A most delightful semi-detached house built in 2022 by Redrow in the popular Leckhampton area. This lovely family home is set within a small cul-de-sac with views over green space – in our opinion a really nice location on this development enjoying glimpses of hill views too. The accommodation offers entrance hall, cloakroom (wc), living room, fitted kitchen/dining room, three good size bedrooms (bedroom 1 with en-suite), bedroom 3 a small double and a family bathroom with a lovely diamond shaped window. The rear garden has been laid to lawn with a good size patio area, there is a garden to the front, driveway with parking and a detached garage. The owners have enhanced the property with the addition of built-in wardrobes in Bedrooms 1 and 2, plush carpeting, lovely tiled flooring to the hall, kitchen and cloakroom and the kitchen is fully fitted with oven, hob, extractor hood, dishwasher and fridge/freezer. There is also the added bonus of a utility cupboard with plumbing for a washer/dryer with ventilation, understairs storage cupboard and airing cupboard on the landing.

Conveniently located for the recently built Leckhampton High School (part of the Balcarras Trust) and with easy access to Cheltenham, Gloucester, The A40 and M5. Being on the edge of countryside this lovely home offers everything you could want in a family home. Therefore this is a MUST SEE property!

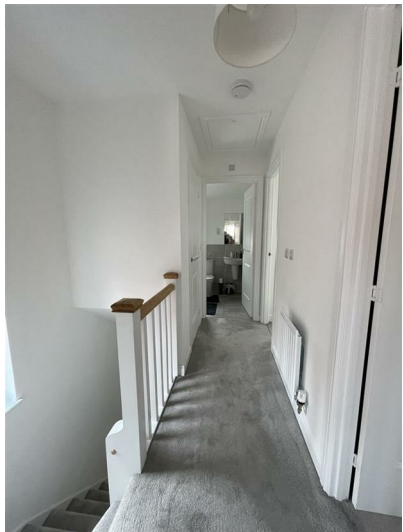
Sure Property Group  
23 Bath Street  
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Gloucestershire  
GL50 1YA

01242 261222/ 241200 [info@surecheltenham.co.uk](mailto:info@surecheltenham.co.uk)











| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>95 A</b> |
| 81-91 | <b>B</b>      | <b>84 B</b> |             |
| 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>      |             |             |

