



**ADAM  
HALLIWELL**

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# Leckhampton View, Shurdington, Cheltenham, GL51

£395,000

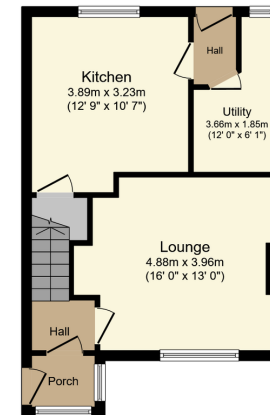
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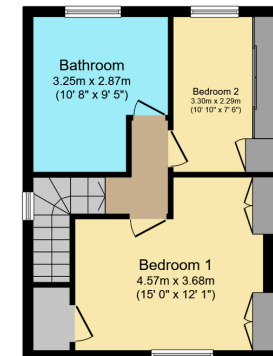


- Two double bedrooms
- No Onward Chain
- Front facing views of the hill
- 128' x 26' Rear garden
- Upstairs Bathroom
- Driveway parking
- Kitchen to rear
- Cloakroom/Utility
- Views from front
- Edge of the countryside





**Ground Floor**  
Floor area 38.8 sq.m. (418 sq.ft.)



**First Floor**  
Floor area 37.2 sq.m. (401 sq.ft.)

Total floor area: 76.1 sq.m. (819 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

This semi-detached house, located on the edge of the Cotswold Area of Outstanding Natural Beauty, offers a spacious layout with two double bedrooms, a living room, an open-plan kitchen, a 128-foot garden, and a long driveway, and is perfect for first-time buyers or families seeking a home in a sought-after location, with no onward chain and an EPC rating of C. Sold with no onward chain.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>	<b>71 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.