



SALES & LETTINGS



Hillary Road, Leckhampton, Cheltenham
Gloucestershire GL53 9LB

£550,000

- Beautiful Cul-de-sac Location
- Three Reception rooms
- Very Well Presented Family Home
- Within Catchment Area for Top Local Schools
- Extended to Front and Rear
- Extremely Private Rear Garden
- Ample Off Road Parking
- Easy Access to Cheltenham Town Centre and Bath Road

The Property

****Charming 3-Bedroom Detached Home with Ground Floor Extensions in a Peaceful Leckhampton Cul-de-sac****

TG Sales are delighted to offer to the market this beautifully presented three-bedroom detached home that offers generous living space thanks to a tasteful Kitchen extension and large Conservatory.

The ground floor has been thoughtfully laid out to create a bright and spacious layout, ideal for modern family living. The heart of the home is a open-plan kitchen and dining area, complete with contemporary fittings, integrated appliances, and door leading out to a well-maintained garden — perfect for indoor-outdoor living and entertaining, whilst providing and an enviable sense of privacy.

A separate lounge provides a cosy retreat, complete with Log Burner for those winter nights, an expansive Conservatory with vaulted roof offers additional and versatile entertaining space.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom features built-in wardrobes and pleasant views over the quiet surroundings, with views of surrounding hillside to the front.

Outside, the home benefits from a private driveway with ample parking for up to 4 vehicles, and a mature rear garden that enjoys a sunny aspect.

The location offers a rare combination of tranquillity and convenience, with excellent local schools, amenities, and the vibrant Bath Road within easy reach.

This is a rare opportunity to acquire a detached home in one of Leckhampton's most peaceful and desirable settings — early viewing is highly recommended.



Directions

SATNAV postcode GL53 9LB

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D



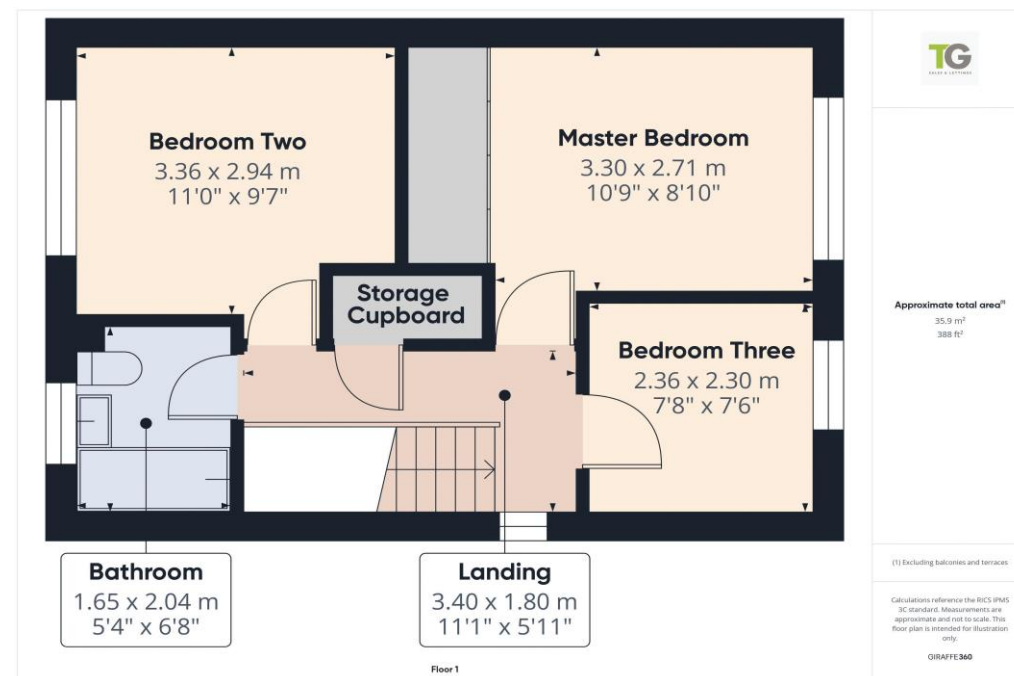


Approximate total area⁽¹⁾
65.6 m²
707 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
35.9 m²
388 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66	80
39-54	E		
21-38	F		
1-20	G		

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