

## Southcourt Drive, Leckhampton, Cheltenham, Gloucestershire, GL53 0BT



Extended and well-presented four bedroom semi-detached house • Close to excellent local schools and amenities • Garage and off road parking • Mature garden • 15' sitting room with bay window • Views to Leckhampton Hill • 15' fitted kitchen/dining room • EPC D

# Southcourt Drive,

Leckhampton, Cheltenham, Gloucestershire, GL53 0BT

## Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A very well-presented and extended four-bedroom semi-detached house occupying a delightful tucked-away position close to excellent local schools and amenities

The well-proportioned accommodation in brief comprises an entrance hall, a spacious 15' bay fronted sitting room with a fireplace and views to Leckhampton Hill. To the rear there is a 15' fitted kitchen/dining room which leads through to a cloakroom and utility room.

On the first floor, there are four good-sized bedrooms, the master being 15' with a bay window and views towards Leckhampton Hill. There is also a separate family bathroom.

Additional benefits of this lovely family home include gas-fired central heating, double glazing, a mature garden, off-road parking, and a garage.

## Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offering a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

## Directions

From Cheltenham town centre proceed along Bath Road passing our offices. Continue over the island onto Leckhampton Road, after some distance you will pass Leckhampton Place where Southcourt Drive will then appear shortly after on the left. Turn into Southcourt Drive and the property can be found after a short distance on the left.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Cheltenham Borough Council

Council Tax Band: D

## Our reference

LECK/GW/RN/07092023

## We'd love to hear from you

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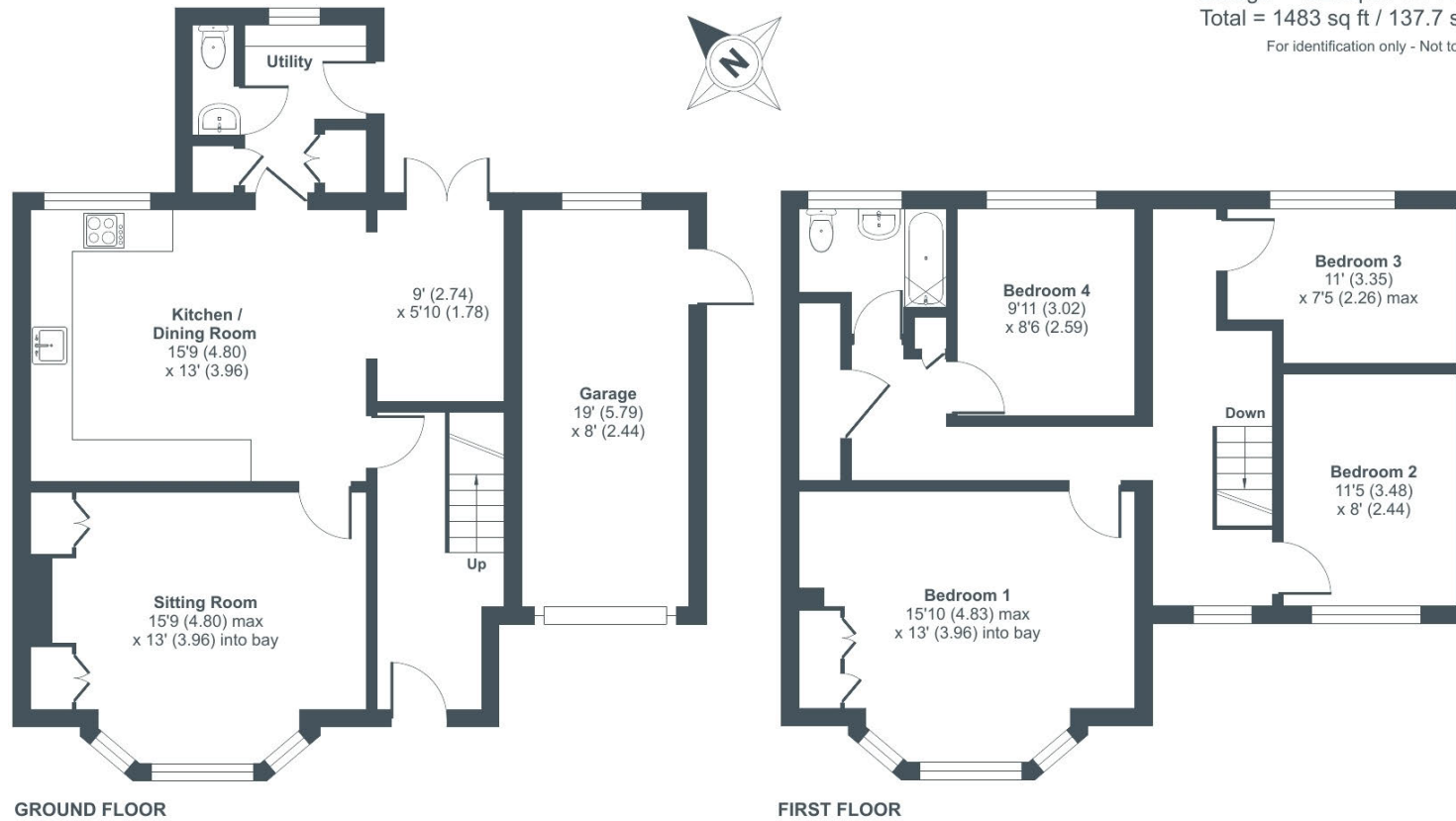
# Southcourt Drive, Leckhampton, Cheltenham, GL53

Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1483 sq ft / 137.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1024250



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