

Southcourt Close, Leckhampton, Cheltenham, Gloucestershire GL53 0DW



Detached • Four bedrooms • Two bathrooms • Extended • Contemporary kitchen / family room
• Garden • Off street parking • EPC C

Southcourt Close,

Leckhampton, Cheltenham, Gloucestershire GL53 0DW

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

A spacious four bedroom detached family home located at the end of a no through residential road in ever popular Leckhampton. The property is presented in fantastic condition throughout and provides a wide entrance hall leading onto the reception room which is open-plan to a large kitchen / family room with a recently fitted contemporary kitchen including a central island and integrated appliances. French doors lead off the kitchen to the mature rear garden that is laid to lawn with a patio off the house and wooden fence boundaries. There is a separate utility room with a range of built in storage cupboards and stainless steel sink and drainer and downstairs shower room with wc and fourth bedroom / study. Upstairs there are a further three bedrooms and modern bathroom suite.

Parking to the front of the property there is ample parking for a number of vehicles, and with its end position, it is not overlooked from the rear or west side.

Leckhampton is one of Cheltenham's most sought after areas, with easy access to the town centre, the bustling, trendy scene of the Bath Road and is positioned close to some of Cheltenham's most well respected schools.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and

cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Perry Bishop head south west on the Bath Road, at the roundabout take the first exit onto Leckhampton Road. Take a left onto Southcourt Drive which leads into Southcourt Close.

What3Words: ///trees.hips.scouts

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band- E

Our reference

CHE/NB/MS/02042025

We'd love to hear from you

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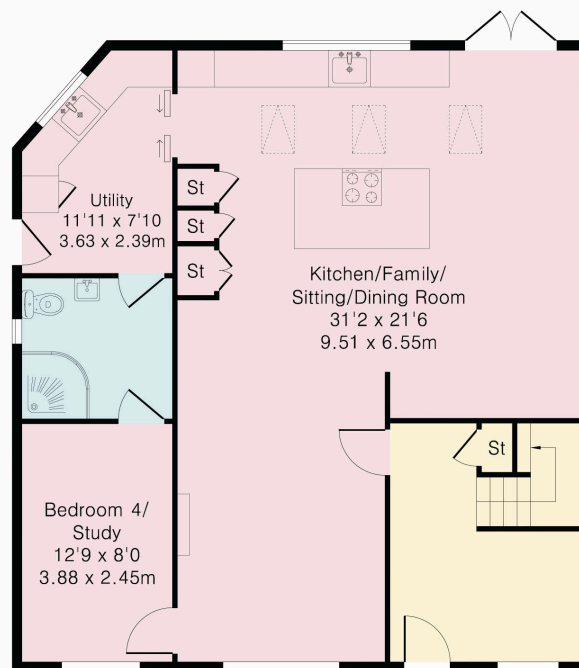




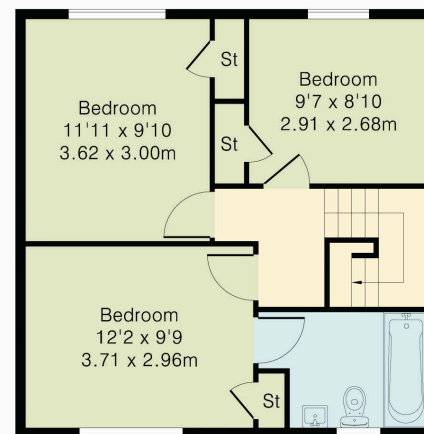
Approximate Gross Internal Area 1431 sq ft - 133 sq m

Ground Floor Area 961 sq ft – 89 sq m

First Floor Area 470 sq ft – 44 sq m



Ground Floor



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

