

Nourse Close, Leckhampton, Cheltenham, Gloucestershire GL53 0NQ



Detached four bedroom family home • Spacious living room with conservatory • Master Ensuite
• Garage and driveway parking • Quiet location • No onward chain • EPC C

Nourse Close,

Leckhampton, Cheltenham, Gloucestershire GL53 ONQ

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A spacious four bedroom detached family house located on this popular residential development enjoying a tucked away no through road setting and a private, mature rear garden.

Arranged over two floors, the accommodation in brief comprises an entrance hall, a cloakroom, living room, kitchen and conservatory.

On the first floor, there are four bedrooms, the master with an en suite shower room, and there is also a family bathroom.

Additional benefits of this super family home include gas fired central heating, double glazing, a good sized front garden, a driveway provides off road parking and leads to a garage, and an enclosed private, mature rear garden.

The property is offered with no onward chain.

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.

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.

Directions

From Cheltenham town centre, proceed along Bath Road, passing our offices. At the island, turn right for Shurdington Road and continue for some distance through the traffic lights. After the housing, a paddock will appear on the left hand side and a turn for Kidnappers Lane. Continue until a right hand turn for Brizen Lane and first left into Nourse Close, where the property will be found at the end on the right.

What3Words: ///mile.claim.agree

Services & Tenure

The tenure is Freehold.

Local Authority

Cheltenham Borough Council

Council Tax Band: F

Our reference

CHE/NB/EN/17042025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

E: leckhampton@perrybishop.co.uk

what the owner said

This is our old family home in a beautiful part of Leckhampton with lovely countryside. Easy access to public transport and to Cheltenham Spa. Located in quiet area with a general sense of security.

If I had a choice we wouldn't be selling, I love the area and the house itself that much.





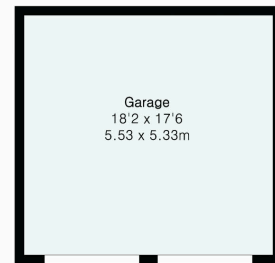


Approximate Gross Internal Area 1597 sq ft - 148 sq m

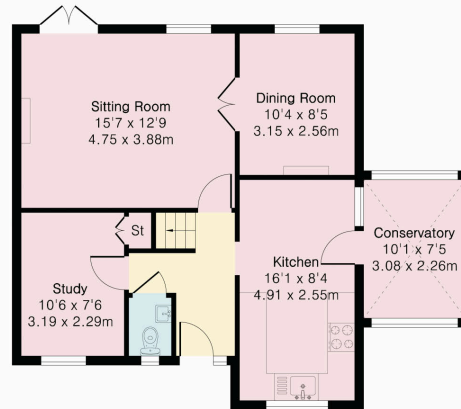
Ground Floor Area 681 sq ft – 63 sq m

First Floor Area 599 sq ft – 56 sq m

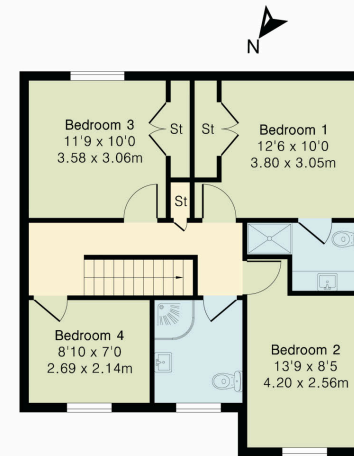
Garage Area 317 sq ft – 29 sq m



Garage



Ground Floor



First Floor

PerryBishop
PROPERTY MADE PERSONAL



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

