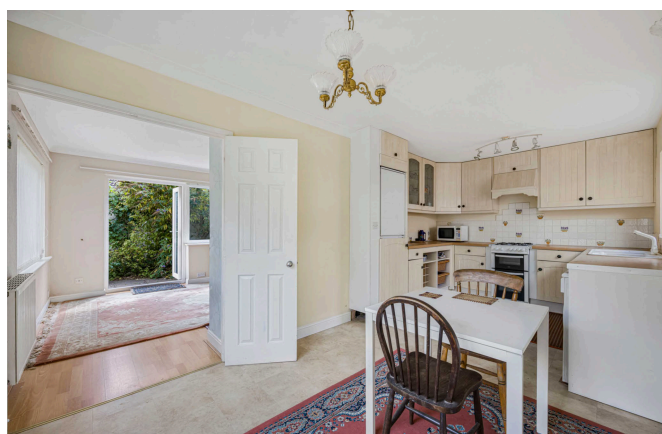


Hillands Drive, Leckhampton, Cheltenham, Gloucestershire GL53 9EU



Two-bedroom detached bungalow • Quiet cul-de-sac location • Living/dining room providing flexible space • Family bathroom and separate cloakroom • Garage • No onward chain • EPC D

Hillands Drive,

Leckhampton, Cheltenham, Gloucestershire GL53 9EU

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered to the market with no onward chain is this two-bedroom detached bungalow situated in a quiet cul-de-sac location, in the ever-popular Leckhampton area.

The bungalow comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a family bathroom, and a separate cloakroom.

Outside, the front benefits from an area laid to lawn and a block-paved driveway providing off-road parking. The rear garden offers a patio, lawn, established shrubs and access to the garage, creating a private and versatile outdoor space.

Located close to local amenities, schools, and transport links, this property offers a comfortable and low-maintenance home in a desirable Leckhampton setting, within a friendly community.

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

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, convenient 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 Perry Bishop, head south and take the first exit onto Leckhampton Road. Follow the road until you turn into Pilley Lane, take the first left into Hillands Drive into the cul-de-sac, where the property is located at the end of cul-de-sac.

What3Words: ///sofa.minus.bland

Services & Tenure

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



**Local Authority**

Cheltenham Borough Council

Council Tax Band D

Our reference

LECK/BM/KF/02092025

We'd love to hear from you

140 Bath Road, Leckhampton, Gloucestershire, GL53 7NG

T: 01242 246982

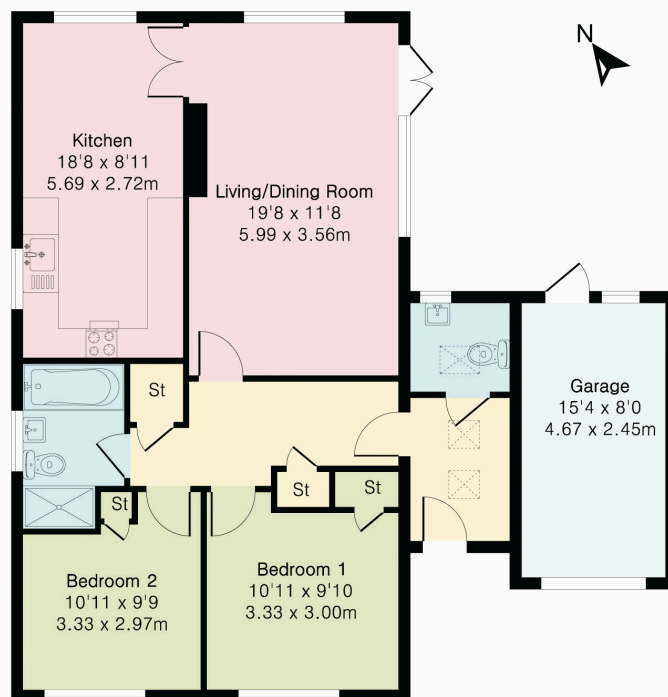
E: leckhampton@perrybishop.co.uk

*what the owner said*

"Convenient - easy to manage, on one floor. Good neighbours. Quiet cul-de-sac."



Approximate Gross Internal Area 992 sq ft - 92 sq m



Ground Floor

PerryBishop
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

