

HUNTERS®

HERE TO GET *you* THERE



Leckhampton Views

Cheltenham, GL53 0AR

Asking Price £700,000



Council Tax: E



23 Leckhampton Views

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- **Four Bedroom Detached house**
- **Living Room with Open Fire**
- **19' Garage + Off Road Parking**
- **Immaculate Condition**
- **4 Years Warranty Remaining**
- **20' Kitchen with Bi-Fold Doors**
- **Two Bathrooms**
- **NO ONWARD CHAIN**
- **Large Plot with Side Garden**
- **EPC Rating B Tax Band E**

Hunters Estate Agents are delighted to represent the owners in the sale of this impressive four-bedroom detached family home complete with private garage and three additional off-road parking spaces. This fine property was one of the first sold when new, and was chosen for its superior plot with extra-wide side garden and west facing rear capturing the afternoon and evening sun.

Inside, the property has been very well maintained and decorated and offers some excellent upgraded options throughout. The property briefly consists of:

Ground Floor: The relaxing sitting room boasts of a recessed and raised real open fire enclosed behind a stay clean glass panel. The 20'+kitchen/dining room is perfectly on-trend with modern living and is beautifully enhanced by the huge full width 5 door bi-folds which open on to the immaculately manicured rear garden. The ground floor also offers a cloakroom with wc, a utility room off the kitchen and a boot room with door to the side garden.

First Floor: The property continues to excel with bedroom one and bedroom four sitting to the front of the house, bedroom one having a full en-suite with bath, shower, wc and basin. Bedrooms two and three lie to the rear elevation and are serviced by a family shower room.

Outside: It is unusual to find a new/modern built house with such an impressive plot. At the front there is off road parking for several vehicles and a large front garden. Garages are a premium option on this development and this house benefits from a larger than average garage at 19'2" x 9'10". The garden surrounds the property and extends 20' to the side, ideal for further development (subject to obtaining the relevant planning permissions).

Hunters Summary: A fine opportunity to acquire this premium property in a premium location sitting at the foot of Leckhampton Hill, offered for sale with no onward chain and at a very realistic asking price. Buyers need to respond quickly to avoid disappointment.

Sitting Room

14'6" x 13'2" (4.42m x 4.01m)

Kitchen/Dining Room

20'2" x 15'11" (6.15m x 4.85m)

Cloakroom

Utility Room

7'0" x 6'1" (2.13m x 1.85m)

Boot Room

6'1" x 5'10" (1.85m x 1.78m)

Bedroom One

15'10" x 13'2" (4.83m x 4.01m)



En-Suite

Bedroom Two

10'7" x 10'4" (3.23m x 3.15m)

Bedroom Three

10'7" x 9'6" (3.23m x 2.90m)

Bedroom Four

6'10" x 6'8" (2.08m x 2.03m)

Family Bathroom

Garage

19'2" x 9'10" (5.84m x 3.00m)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.