

33 Treelands Close

Leckhampton GL53 0DF

Perry Bishop
and Chambers

the agent who keeps you informed



Modern detached house in tucked away location | Good sized garden | No onward chain
Master bedroom with en suite | Garage and driveway parking | EPC D

£500,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

33 Treelands Close

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4 Bedrooms



2 Bathrooms



2 Receptions

This is a modern four bedroom detached house situated close to a range of excellent local amenities and schools.

Its accommodation is arranged over two floors and in brief comprises an entrance hall, a 19ft dual aspect sitting room with access to the garden and leads through to a 14ft conservatory, a 11ft dining room, a fitted kitchen with a range of units and door to outside. The first floor landing provides access to four bedrooms the 14ft master bedroom has fitted wardrobes and a en-suite shower room and there is also a family bathroom.

Additional benefits of this lovely family home include driveway off road parking, a garage, gas fired central heating, double glazing, a private and enclosed garden with lawn and mature shrubs and gated side access.

Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre, and often first on buyers lips. 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 and continuing onto Leckhampton Road. Someway along turn left into Treelands Drive follow the road around to the right then left and continue into Treelands Close.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

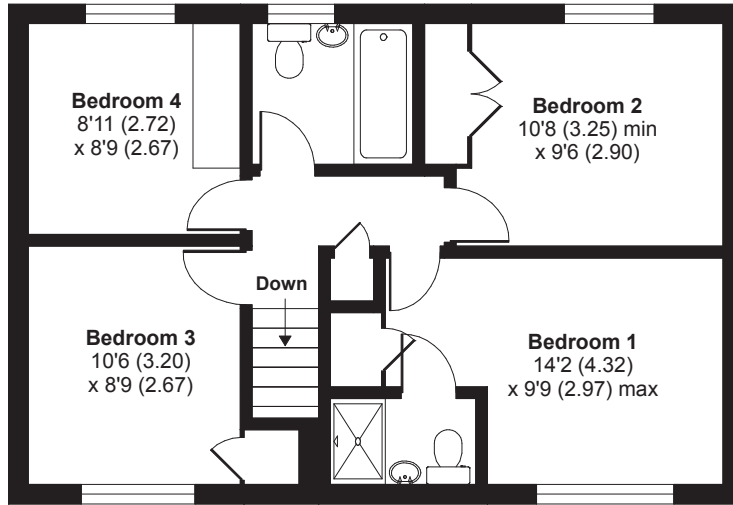
Cheltenham Borough Council

Ref: 7102707031/25551/RM

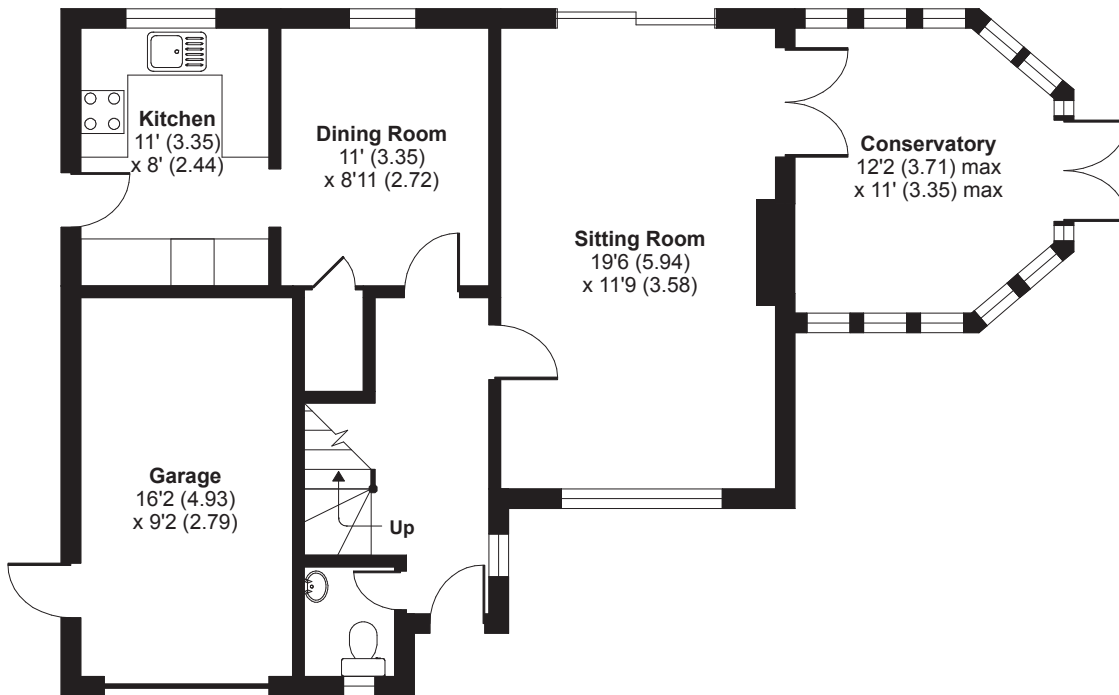


Treelands Close, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1421 SQ FT 132 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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