



Southfield Close

Leckhampton, Cheltenham, GL53 9LE

Perry Bishop  
and Chambers

the agent who keeps you informed



# Southfield Close

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Price: £350,000

## The Property

Located in one of the most highly sought after areas of Cheltenham is this distinctive detached bungalow designed as a two bedroom home and now offering a substantial extension that perfectly lends itself to providing an annexe for an extended family member. All of the rooms are well proportioned and highlights include a 19'7 x 11' sitting room, 19'8 x 7' room within the extension and the original two bedrooms at 11' x 10'10 and 11' x 10'.

Furthermore, the property is secluded by the mature gardens developed over the last 40 years by the current owner and provides a peaceful haven. Good parking and a detached garage to complete the package.

The property is perfect for the large number of buyers that are looking to remodel and create their own style in a home.

## Directions

From Cheltenham town centre travel along Bath Road passing our offices onto Leckhampton Road. Turn left at the Cooperative supermarket into Charlton Lane. At the far end right onto Old Bath Road, left alongside the shop into Everest and then second right into Southfield Close, where the property will be the penultimate property on the right hand side.

## 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.

## Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

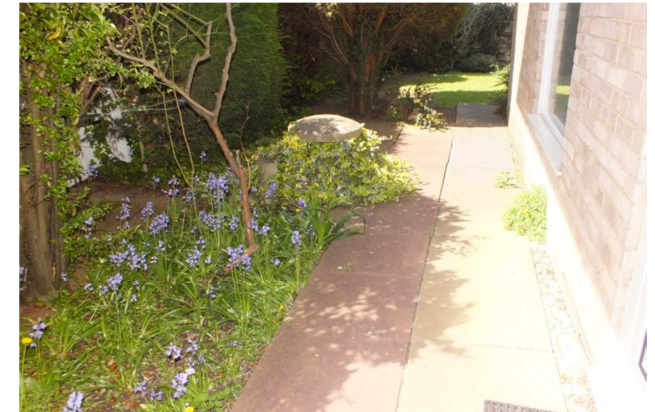
## Local Authority

Cheltenham Borough Council  
Council Tax Band E

## Services and Tenure

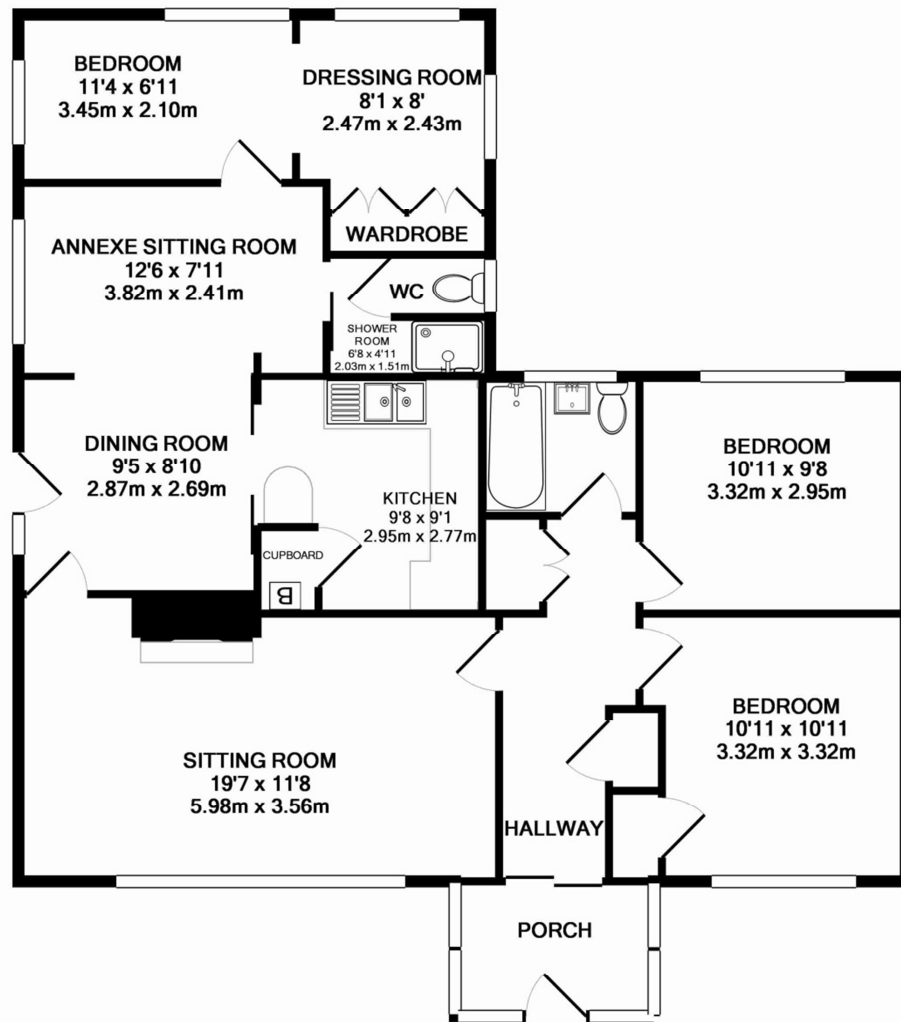
We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

## EPC Rating E









TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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