

8 Southfield Close

Leckhampton, GL53 9LF

Perry Bishop
and Chambers

the agent who keeps you informed



Extended and spacious family house | Large fitted kitchen/breakfast room | Study
Family room | Tucked away no through road location | EPC D

£425,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

8 Southfield Close

Leckhampton, GL53 9LF



4 Bedrooms



2 Bathrooms



2 Receptions

A beautifully presented four bedroom semi-detached house which has been extensively extended and is situated close to excellent local schools, parks and amenities.

The spacious family accommodation is arranged over two floors and in brief comprises a spacious entrance hall, with a fabulous range of fitted cloak cupboards and storage, an extended living/dining room has super bi folding doors which lead into the enclosed landscaped garden, useful study/playroom, a good sized fitted kitchen/breakfast room with space for a dining table and chairs lies to the front of the property, there is also a downstairs cloakroom.

On the first floor there is a spacious landing with airing cupboard housing a gas boiler and a range of fitted wardrobes which serve the master bedroom, there are three further bedrooms a family bathroom and separate shower room.

Additional benefits of this well presented family home include gas fired central heating, double glazing, off road parking and an enclosed landscaped garden laid to lawn with a patio area.

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 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 on the left hand side.

Services & Tenure

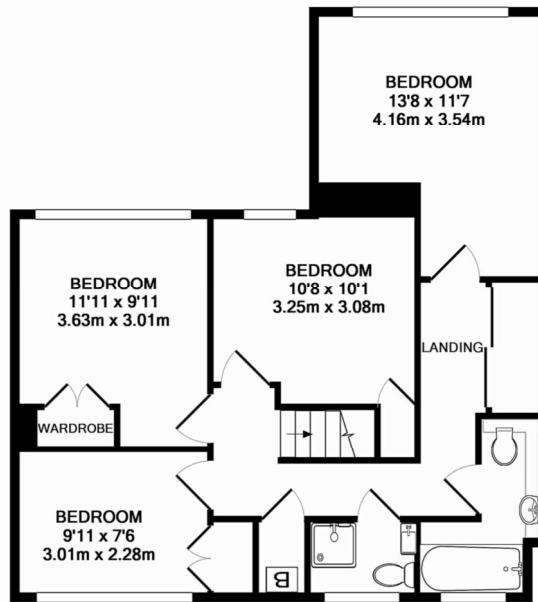
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

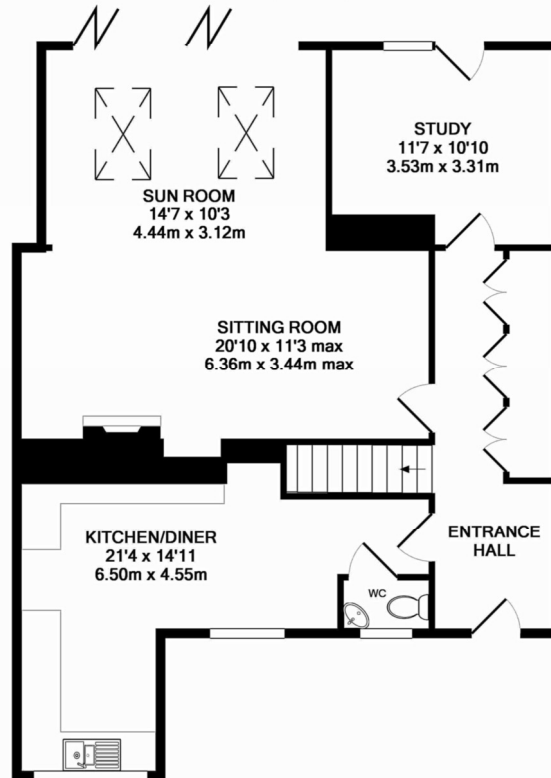
Cheltenham Borough Council

Ref: 71020171/22969/RM





1ST FLOOR
 APPROX. FLOOR
 AREA 627 SQ.FT.
 (58.3 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 830 SQ.FT.
 (77.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.4 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.

Made with Metropix ©2016

1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG
 T: 01242 246980
 E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

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.