



7 Blackthorn End, Leckhampton, Cheltenham, Glos. GL53 0QB.

A good-sized, four bedroom detached family house tucked away on a popular residential development with no through road.

The ground floor accommodation comprises of living room, dining room, kitchen/breakfast room, utility & cloakroom.

On the first floor there are four bedrooms, with an en-suite bathroom to the master bedroom, and a family bathroom.

There is a double garage and rear garden. The property is double glazed and gas centrally heated and is available with no onward chain.



Guide Price: £525,000

Directions: From Cheltenham town centre, head south on Bath Road until the Norwood Arms roundabout. Take the second exit onto Shurdington Road. Take the tenth left on to Kidnappers Lane and straight on to Farm Lane. Take the next turn right onto Brizen Lane and then immediately right again into The Lanes. Follow the road on into Blackthorn End, and then left, and no.7 is on the right hand side.

Room Dimensions (width x depth):

Hallway:	3.06m x 1.82m
Living Room:	4.55m x 4.45m
Dining Room:	3.05m x 4.96m
Kitchen:	3.04m x 5.97m
Utility:	1.37m x 1.28m
Cloakroom:	1.37m x 1.25m

Landing:	4.39m x 1.80m
Bedroom 1:	4.44m x 4.01m
Bedroom 2:	3.33m x 3.06m
Bedroom 3:	1.98m x 2.72m
Bedroom 4:	3.48m x 2.13m
Bathroom:	1.76m x 3.05m



LIVING ROOM



DINING ROOM



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



BATHROOM



REAR GARDEN



REAR GARDEN

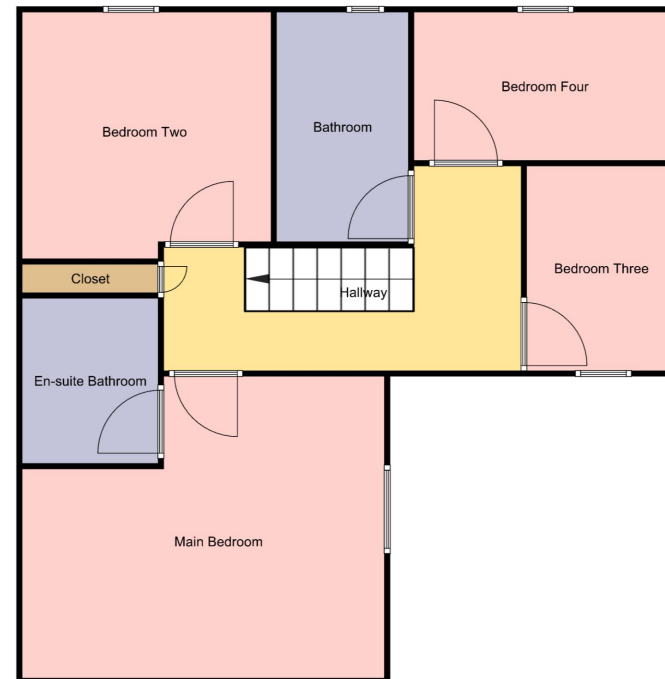


REAR GARDEN

Ground Floor



First Floor



Not to scale. This floor plan is intended to give a general indication of the layout only.

Tenure: Freehold.

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent
Terrace, Cheltenham, GL50 3PE.

Tel: 01242 521129

Email: property@youngandgilling.com

Internet www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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