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41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

30, Cleeve Lake Court
Bishops Cleeve GL52 8SP

£209,950



FOR SALE

Set within the highly regarded Cleeve Lake Court retirement development is this substantial two bedroom retirement house. The property benefits from beautiful communal gardens and lake with jetty. The spacious well planned living accommodation comprises entrance hall, cloak room, lounge/dining room and fitted kitchen. On the first floor there is a modern shower room and two double bedrooms. To the exterior there is a pretty front garden and an attractive enclosed rear garden. There is allocated off-road parking. The property is convenient to the village centre with its extensive range of shopping facilities and amenities.

Entrance hall with alarm pull cord, under-stairs storage cupboard and doors to cloakroom and lounge/dining room and stairs to first floor living accommodation. Cloakroom with wash hand basin and WC. Lounge/dining room: window to front aspect, alarm pull cord, wooden laminate flooring and sliding door to attractive enclosed rear garden and door to kitchen. Kitchen: window to rear garden, alarm pull cord, fitted with a matching range of eye and base level storage units, built-in fan assisted oven with ceramic hob and extractor hood, space and plumbing for washing machine and appliance space.

First floor: landing with trap to loft space and doors to shower room and bedrooms one and two and built-in airing cupboard. Shower room: window to rear aspect, alarm pull cord, modern white fully tiled suite, comprising built-in shower, wash hand basin and WC. Bedroom one: window to rear aspect and built-in double wardrobe and alarm pull cord, window to rear aspect and built-in double wardrobe. Bedroom two: windows to front aspect fitted with a matching range of built-in bedroom furniture with double wardrobes and dressing table and built-in wardrobe.

Exterior: Allocated off-road parking for one vehicle.

Front garden: Laid to lawn and stocked with raised patio area and stocked with various flowers and shrubs. Rear garden: Attractive garden being mainly laid to wooden decking with raised planters stocked with flowers and shrubs, garden shed and rear access.

Lounge/dining room: 22'4 max x 9 1' max

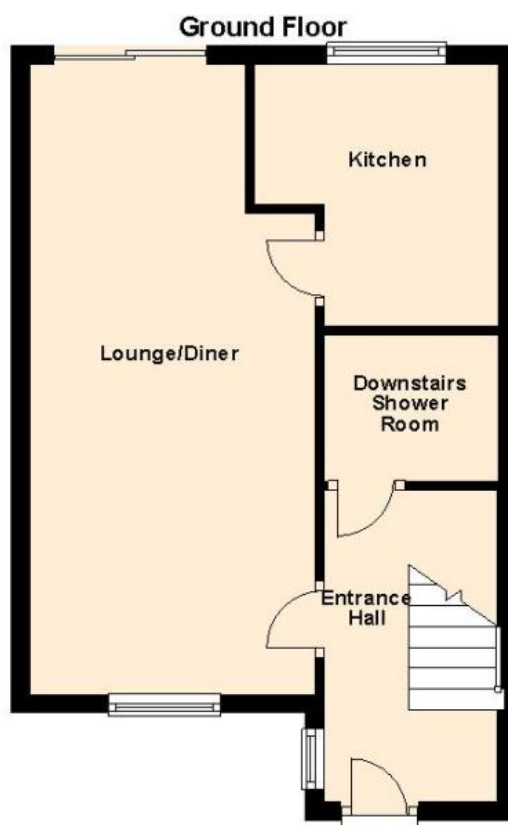
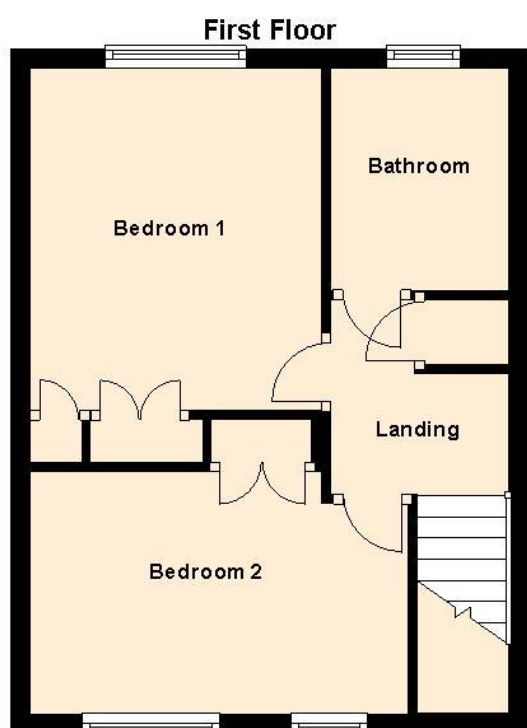
Kitchen: 9 8' x 7 11' max

Bedroom One: 13 2' x 8 3'

Bedroom Two: 11 4' x 9 8'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		