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

14, Britannia Way
Woodmancote GL52 9QW

£489,950



REDUCED

Set on a generous plot within the highly desirable area of Woodmancote is this substantial three bedroom detached bungalow. The property offers spacious, light and airy living accommodation comprising large lounge/dining room, modern kitchen/breakfast room, bathroom with separate shower, two double bedrooms and a single. The property is set back from the road and there are attractive enclosed well kept gardens. A block paved drive-way for two vehicles leads to a detached double garage.

Entrance hall, doors to cloakroom, cupboard, lounge/dining room, kitchen/breakfast room, bathroom, airing cupboard and bedrooms one, two and three and trap to loft space.

Cloakroom with modern suite. Lounge/dining room: light and airy room with double aspect windows and stone built fireplace with gas coal flame effect fire. Kitchen/breakfast room: fitted with a modern range of cream eye and base level storage units with Stoves built-in fan assisted oven, gas hob with extractor hood, space and plumbing for washing machine and appliance space.

Conservatory: French doors to patio and rear garden with lovely views to Nottingham Hill.

Shower room: modern fully tiled suite comprising panelled bath, built-in separate shower, vanity unit and WC with concealed cistern and chrome heated towel rail. Bedroom one: window to rear garden fitted with a matching range of bedroom furniture with built-in double wardrobes and bedside drawer units. Bedroom two: window to front aspect, fitted with a matching range of bedroom furniture with built-in wardrobes and bedside drawer units. Bedroom three: window to front aspect, extensively fitted with wardrobes and dressing table unit.

Exterior: Attractive front garden being laid to lawn and stone chipped, gated side access, leading to rear garden. Attractive rear garden being enclosed with stone walling benefiting from two patio areas and laid to lawn and well stocked with various shaped trees and flower and shrub borders. To the rear of the property there is a block paved driveway offering hard standing for two vehicles leading to a detached double garage.

Double garage: fitted with a range of storage cupboards, electric up and over door and pedestrian door to rear garden.

Lounge/dining room: 24' 6 x 14' 2

Kitchen/breakfast room: 14' 11 max x 10' 7 max







Ground Floor

Approx. 112.8 sq. metres (1212.8 sq. feet)



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	