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

35, Furlong Lane
Bishops Cleeve GL52 8NJ

£280,000



FOR SALE

The accommodation comprises entrance hall with door to lounge. Lounge: window to front aspect, feature ingle nook fireplace fitted with log burner, wooden laminate flooring, attractive exposed ceiling beams and stairs to landing and first floor living accommodation, door to kitchen/dining room: window and French doors to rear garden, modern fitted kitchen fitted with a matching range of eye and base level storage units with built in fan assisted oven and four ring gas hob with extractor hood, space and plumbing for washing machine and dishwasher, appliance space and exposed timber ceiling beam.

On the first floor: Landing, trap to loft space, built in airing cupboard housing gas combination boiler, doors to bathroom and bedrooms one and two. Bathroom: window to side aspect, replacement white suite comprising built in shower with rain style shower head and shower screen, vanity unit, WC and chrome heated radiator. Bedroom one: window to front aspect, fitted with a matching range of built in wardrobes, shelving and cupboard units. Bedroom two: Velux window to rear aspect and built in wardrobe.

Exterior: Front garden being laid to stone chippings. To the rear of the property there is hard standing for one vehicle leading to a garage under coach house. Rear garden: West facing, enclosed garden with patio area being laid to lawn with various specimen trees and flower and shrub borders. To the end of the garden there is a raised wooden decked area, outside lighting and water tap and gated rear access.

Garage: 18' x 8'6

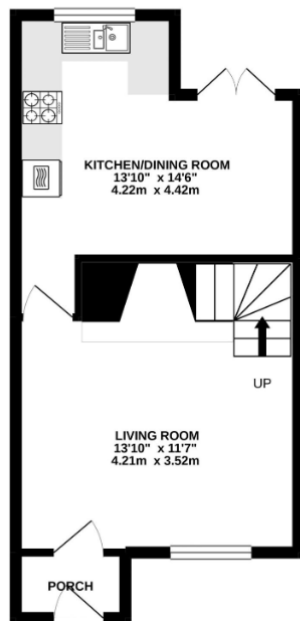






GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, rooms and any other parts are approximate and the responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	