



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

9, Furlong Lane
Bishops Cleeve GL52 8NJ

£325,000



FOR SALE

Set in a prime location is this attractive and spacious three bedroom cottage style property. The comfortable well planned living accommodation features cloakroom, generous lounge/ dining room with feature inglenook fire place, conservatory with under floor heating and fitted kitchen with built-in appliances. On the first floor there are three bedrooms and a modern bathroom suite. To the exterior is a beautiful enclosed south facing rear garden and driveway leading to garage. The property is convenient to local schooling and the village centre with its wide range of shopping facilities and amenities. ** NO ONWARD CHAIN **

Entrance hall with doors to cloakroom, lounge/ dining room and kitchen, stairs to landing and first floor living accommodation. Cloakroom: comprising wash hand basin and WC. Lounge/ dining room: window to rear aspect and feature brick inglenook fireplace with solid wooden beam fitted with electric log burner burner effect fire, built-in under stairs storage cupboard, exposed ceiling beams and French doors to conservatory. Conservatory: doors to patio and rear garden, ceramic tiled flooring with underfloor heating. Kitchen: fitted with a matching range of eye and base level storage units with built-in fan assisted oven, gas hob with extractor hood, appliance space, exposed timber ceiling beams and modern wall mounted gas Worcester boiler.

First floor, landing, trap to loft space, built-in airing cupboard with hot water cylinder and doors to bathroom and bedrooms one, two and three. Bathroom: bath with tiled splashbacking fitted with electric shower unit, vanity unit and WC with concealed cistern. Bedroom one: window to front aspect, large built-in double wardrobe. Bedroom two: window to rear garden. Bedroom three: window to rear garden.

Exterior, to the rear of the property there is a drive leading to a garage. Front garden: enclosed with hedging and well stocked with flower and shrub borders, gated side access to rear garden. Rear garden: attractive enclosed garden with patio area being laid to lawn and stocked with pollarded beach trees, jasmine, climbing roses and various flowers and shrub borders.

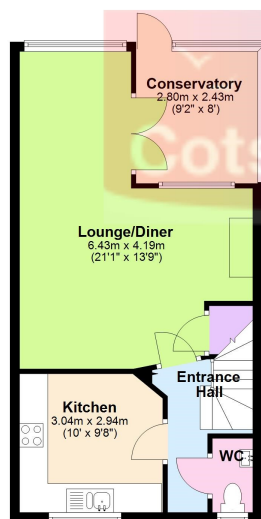
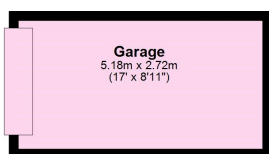






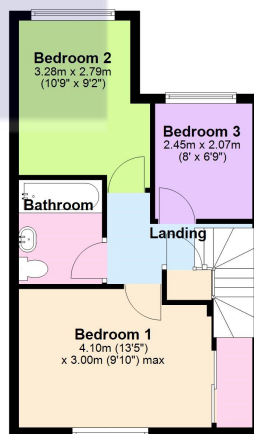
Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 100.7 sq. metres (1083.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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		