



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

67, Millham Road
Bishops Cleeve GL52 8BE

£260,000



FOR SALE

A spacious three bedroom house occupying a generous plot, situated in a popular village location with views to hills and parkland. The property offers comfortable well planned living accommodation featuring a generous lounge/dining room and fitted kitchen with built-in appliances. On the first floor there are two double bedrooms and a single, separate toilet and shower room. To the exterior there are generous enclosed front and rear gardens.

Entrance porch to entrance hall, doors to lounge/dining room, kitchen and stairs to landing and first floor living accommodation. Lounge/dining room: window to front aspect, gas fire and window to rear garden. Kitchen: extensively fitted kitchen comprising a matching range of cupboard units with integrated oven and gas hob and doors to utility area. Utility area: window to rear garden, space and plumbing for washing machine and door to rear garden.

First floor: landing, trap to loft space and doors to separate toilet, shower room and bedrooms one, two and three. Shower room: window to rear aspect, built-in separate shower fitted with Mira shower and sink unit. Bedroom three: window to front aspect. Bedroom two: window to rear garden with lovely views over green. Bedroom one: window to front aspect.

Exterior front garden: being mostly laid to lawn with stone chippings, enclosed with wooden fencing, various shrubs and trees and side access to rear garden. Rear garden: mostly laid to patio with various flower and shrub borders, garden out house and views over green.

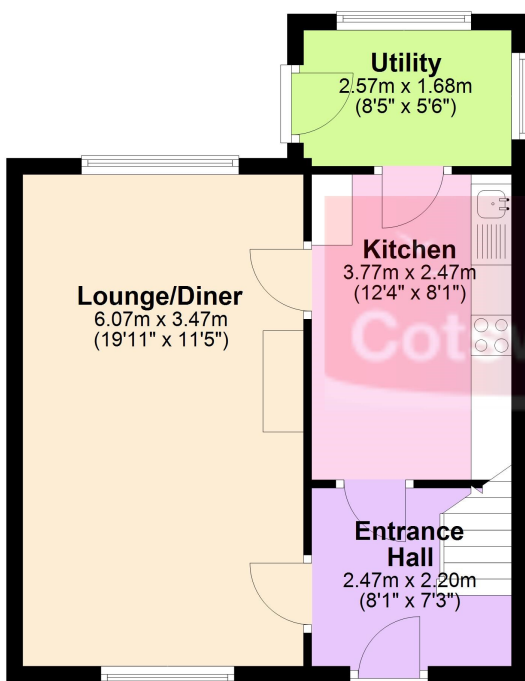






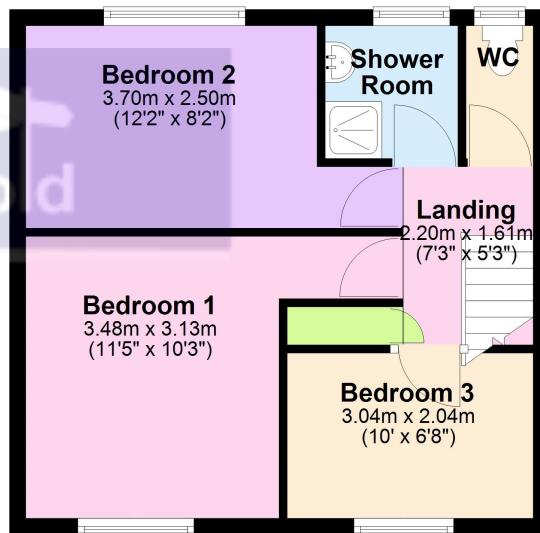
Ground Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		