



Tel: 01242 676767

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

27, Meadowsweet Road  
GL53 0AS

**£495,000**



FOR SALE

Situated in highly desirable area, within easy walking distance of the 'Outstanding' High School Leckhampton, this spacious three storey four bedroom semi-detached four house was built by Redrow Homes approximately four years ago. The comfortable well planned living accommodation features entrance hall with quality flooring, cloak room, Lounge with French doors to patio, fully integrated kitchen/dining room and utility Cupboard. On the first floor there is a modern family bathroom suite and three good size bedrooms. To second floor is the main bedroom with modern en-suite. Outside there is an attractive enclosed south facing rear garden with paved patio, raised, raised decked area and a driveway for three vehicles leads to a generous garage.

Location: A highly sought after residential area, near to lovely walks into countryside and close to Leckhampton Hill. The property is within walking distance to excellent primary, infant and secondary schools as well as the exceptional High School Leckhampton. The Bath Road shopping area is also convenient as well as the fashionable Spa town of Cheltenham with its pavement cafes, restaurants, wine bars, theatres and host to the literature, science, music and food festivals.





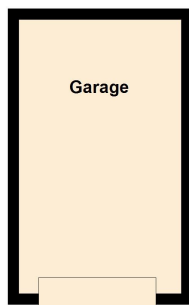






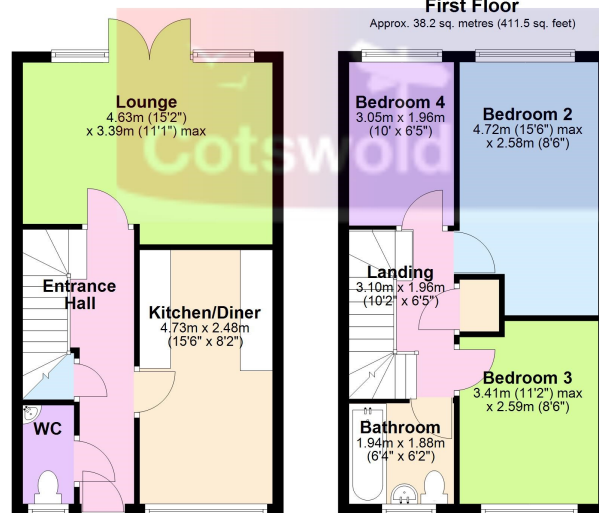
### Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



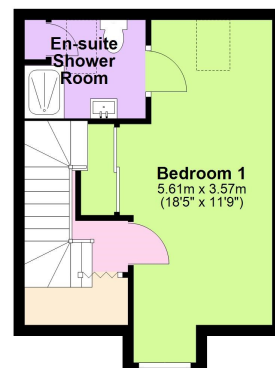
### First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



### Second Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 118.8 sq. metres (1278.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	