



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

15, Rectory Court
Bishops Cleeve GL52 8LJ

£137,500



SOLD STC

Entrance hall with cloaks cupboard, modern electric heater and wall mounted security intercom, airing cupboard and doors shower room, lounge/dining room and double bedroom. Airing cupboard housing replacement hot water system. Lounge/dining room: door to attractive communal gardens. Modern electric heater, tv and telephone points, alarm pull cord and sliding door to kitchen. Kitchen: modern replacement kitchen, fitted with a matching range of white high gloss eye and base level storage units with built in and integrated appliances to include fan assisted oven, ceramic hob and extractor hood, integrated washer dryer, appliance space, extractor fan and alarm pull cord. Shower room: recently fitted wet room with Mira shower unit, large ceramic tiled splash backing, vanity unit, inset mirror fronted cabinet and recess shelf, raised WC, wall mounted heated towel rail and extractor fan. Double bedroom: window with views to communal gardens, built in triple wardrobe, modern electric radiator and alarm pull cord.

Exterior: attractive communal gardens being laid to lawn and well stocked with flower and shrub borders.

The property benefits from excellent communal facilities including residents lounge, kitchen, guest suite and managers office.

Lounge/dining room: 15' 6 max x 10' 5

Kitchen: 6' 6 x 6' 6

Shower room: 7' x 5' 3

Double bedroom: 12' 5 max x 9' 5







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(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 	