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

11, Moonstone Grove  
Bishops Cleeve GL52 7ZE

**£339,950**



FOR SALE

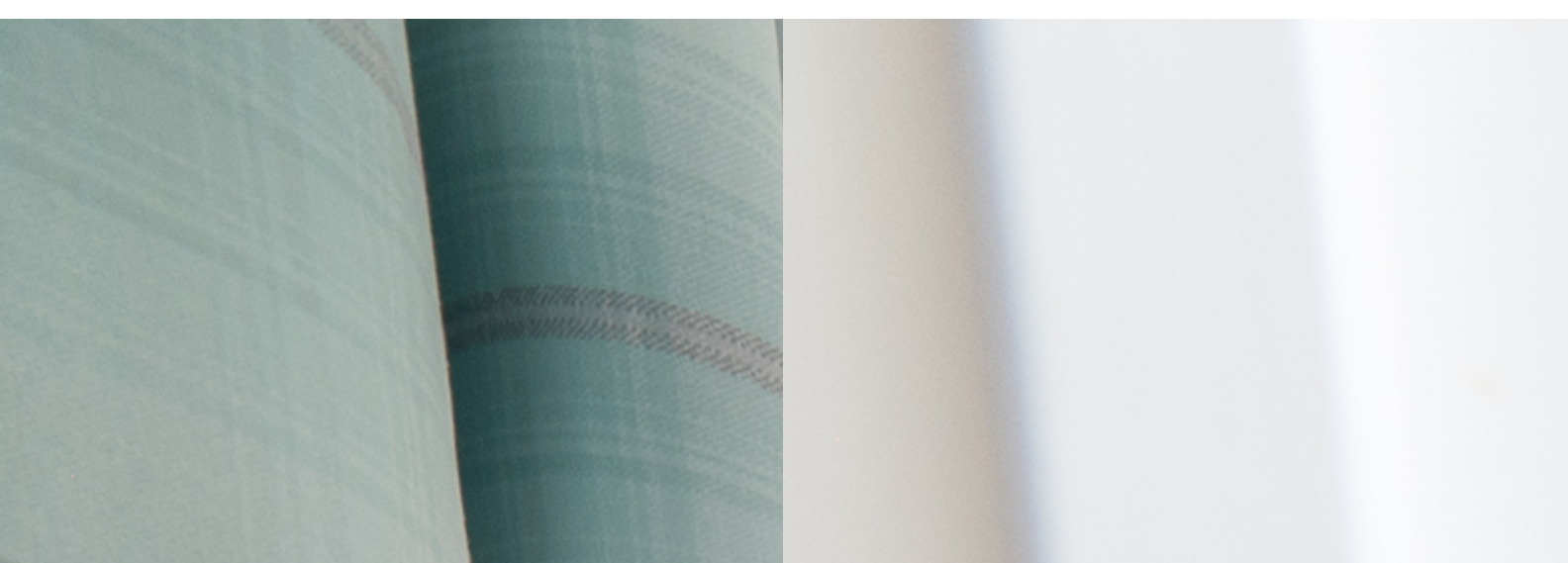
**\*\*End of Chain\*\***A spacious modern three storey, three bedroom semi-detached house situated in a desirable residential area. The comfortable well planned living accommodation is arranged over three floors featuring ground floor with entrance hall, cloakroom, lounge and kitchen/dining room with built-in appliances. On the first floor is a family bathroom and two double bedrooms and on the second floor there is the main bedroom with en-suite. To the exterior is a drive way for two vehicles and a West facing enclosed garden with two patio areas. **\*\*End of Chain\*\***

Location: Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, boutique shops, excellent eateries and a lively café scene in addition to doctor's surgeries and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts. For the commuter transport links are strong with regular bus routes and easy access to the M5 Tewkesbury and M4 corridor via the A40/A419.



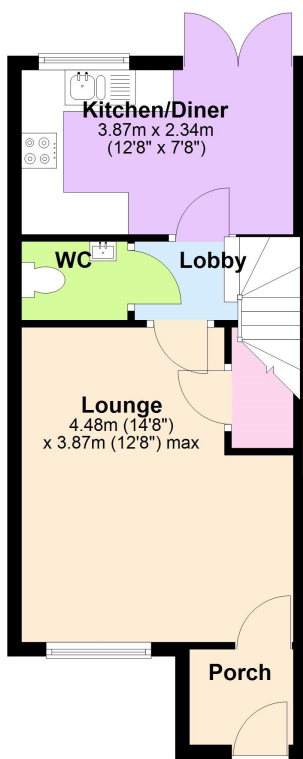






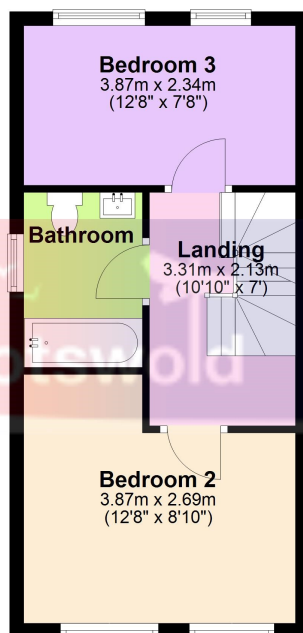
### Ground Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



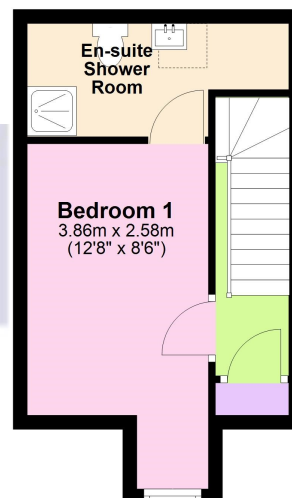
### First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



### Second Floor

Approx. 21.8 sq. metres (234.1 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	87
(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		