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

16, Fairmont Street
Bishops Cleeve GL52 7AP

£385,000



FOR SALE

Situated in a highly desirable residential area on the outskirts of the village is this recently built Spitfire Homes, three bedroom detached house. The property occupies a generous corner plot offering spacious well planned living accommodation, featuring entrance hall, cloakroom, lounge with French doors to South facing garden, kitchen/diner with built-in and integrated appliances. On the first floor there is a family bathroom and three good size bedrooms with fitted wardrobes, the main with en-suite. To the exterior a driveway offers hardstanding for two vehicles which leads to a detached garage and there is an enclosed South facing rear garden with patio area.

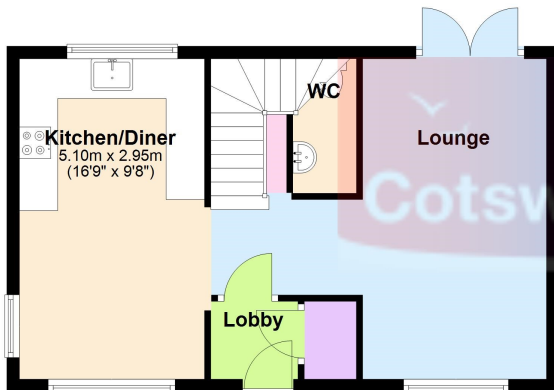
Location: Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, boutique shops, excellent eateries and a lively café scene in addition to doctor's 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.





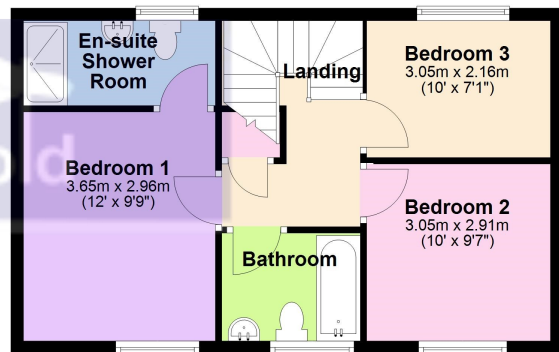
Ground Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(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	