



Tel: 01242 676767

[www.cotswoldestateagents.co.uk](http://www.cotswoldestateagents.co.uk)

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

14, Kingswood Close  
Bishops Cleeve GL52 8SL

**£249,950**



REDUCED



A spacious three bedroom house situated in a popular village location. The property benefits from comfortable well planned living accommodation comprising generous lounge/diner, fitted kitchen, bathroom/shower room, three good size bedrooms, west facing gardens, driveway and garage. It is convenient to local schooling and the village centre with its wide range of shopping facilities and amenities and bus stops.

The accommodation comprises canopied entrance porch to entrance hall with doors to lounge/dining room, kitchen and stairs to landing and first floor living accommodation. Lounge/dining room: double glazed window and door to patio and garden with gated access to Two Hedges Road, under stairs storage cupboard. Kitchen: Fitted with a matching range of storage units with integrated fridge freezer, electric cooker point, space and plumbing for washing machine and appliance space.

On the first floor: landing, trap to loft space, doors to airing cupboard, bathroom, bedrooms one, two and three. Airing cupboard with hot water cylinder and immersion switch. Bathroom: White suite comprising panelled bath with tiled splash backs fitted with Mira shower unit, shower screen, wash hand basin, WC and heated chrome towel radiator. Bedroom one: window to front aspect views over green and fitted double wardrobe. Bedroom two: window to rear aspect. bedroom three: window to rear aspect.

The property is warmed by modern electric radiators and is double glazed throughout.

Exterior: South facing front garden being enclosed with wooden panel fencing with patio area being laid to lawn and stocked with various roses and flower and shrubs, gated access and driveway leading to garage. Rear garden: enclosed with wooden panel fencing and walling, gated access to Two Hedges Road, patio area and laid to lawn with various flower and shrub borders.



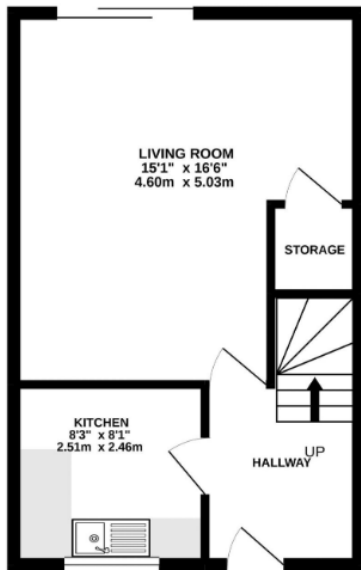




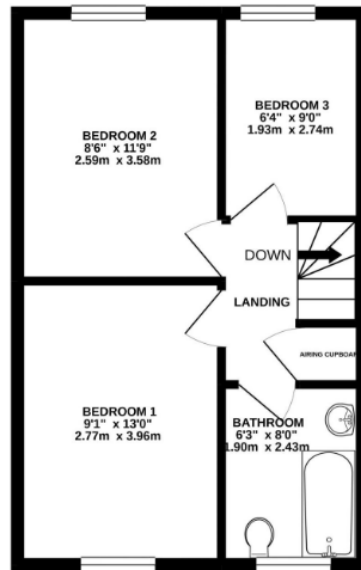




**GROUND FLOOR**  
371 sq.ft. (34.4 sq.m.) approx.



**1ST FLOOR**  
371 sq.ft. (34.4 sq.m.) approx.



**TOTAL FLOOR AREA:** 742 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepx ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	