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

2, School Road
Bishops Cleeve GL52 8BA

£552,000



REDUCED

Set in a charming village location, occupying a slightly elevated position, is this substantial, unique and beautifully presented period, three bedroom semi-detached house. The property offers many character features to include exposed timber ceiling and wall beams, high ceilings, sash windows and wooden flooring. The spacious well planned living accommodation comprises, reception hall, generous lounge/dining room with Inglenook fireplace with log burner and refurbished kitchen/breakfast room. On the first floor there is a large landing/study area, new period style bathroom suite and two double bedrooms. On the second floor is a large double bedroom with lovely views and a newly installed en-suite. To the exterior there is an attractive mature enclosed garden with patio, decking and off road parking for two vehicles.

The property further benefits from an excellent standard of recent internal and external re-decoration, refurbished sash windows and recently fitted carpets. * PROMPT VIEWING IS RECOMMENDED *

Reception hall : Built-in storage cupboard and newly created utility cupboard with space for washing machine and tumble dryer, doors to lounge/dining room, kitchen/breakfast room and stairs to galleried landing and first floor living accommodation. **Lounge/dining room:** sash windows to front aspect, feature brick Inglenook fireplace fitted with log burner, attractive exposed timber ceiling beams and wooden flooring. **Kitchen/breakfast room:** double aspect windows, matching range of eye and base level storage units, Belfast sink, gas cooker, stainless steel splash backing and extractor hood, wooden flooring and appliance space.

First floor: Galleried landing/study area with stairs to second floor living accommodation, window to front and rear aspect, doors to bathroom and bedrooms one and three. **Bathroom:** sash window to front aspect, period style white suite comprising bath with white brick style splash backing, built-in shower with rain style shower head and W.C. **Bedroom one:** double aspect windows. **Bedroom three:** sash windows to front aspect, built-in storage cupboard and exposed timber ceiling beam.

Second floor: Landing with door to bedroom two: double aspect windows with lovely views to surrounding hills, exposed brick chimney breast, timber ceiling beams, built-in double wardrobe and door to en-suite with exposed timber ceiling beams, modern white suite comprising built-in shower fitted with rain style shower, wash hand basin and WC.

Exterior: The property and gardens are enclosed with Cotswold stone walling and hedging, being laid to lawn with patio area and well stocked with specimen trees and flower and shrub borders and a large Cotswold stone secure store. There is a driveway offering hardstanding for one vehicle to

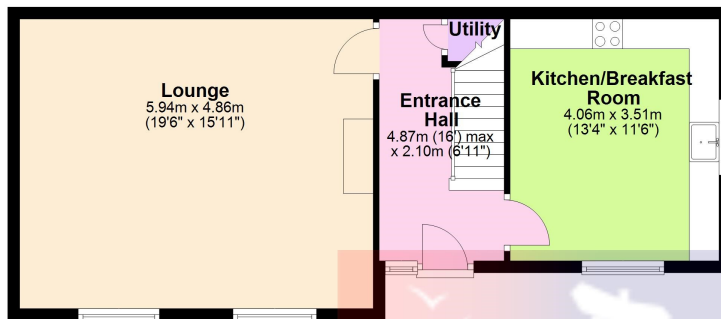






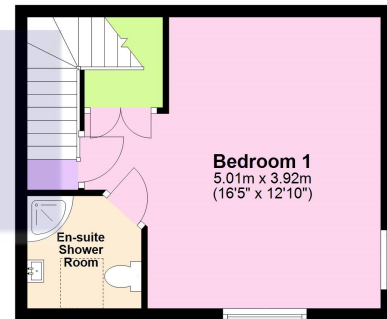
Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



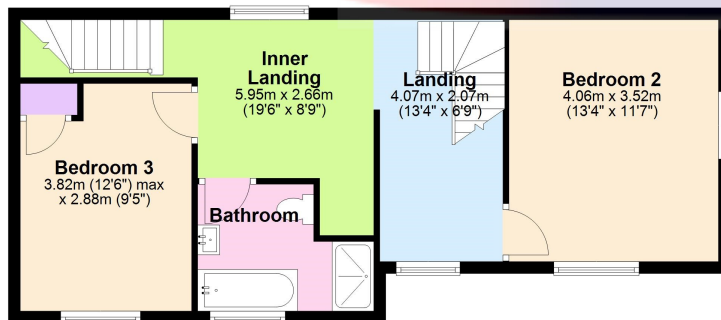
Second Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 135.2 sq. metres (1455.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		