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89a, Station Road
Bishops Cleeve GL52 8HJ

£549,000



REDUCED

**** We are holding an open day on Saturday 20th April between 11.30 am and 2pm, please contact us if you would like to view the property ****

Set in a prime non-estate village location is this substantial stone built four bedroom detached house. The property offers spacious well planned living accommodation comprising impressive reception hall, cloak room, lounge with log burner, family room, study and large kitchen/dining room with built in and integrated appliances and utility room. There are four good size bedrooms the main with en-suite and a family bathroom. To the exterior there is ample drive way for four vehicles and an attractive rear enclosed garden. NO ONWARD CHAIN

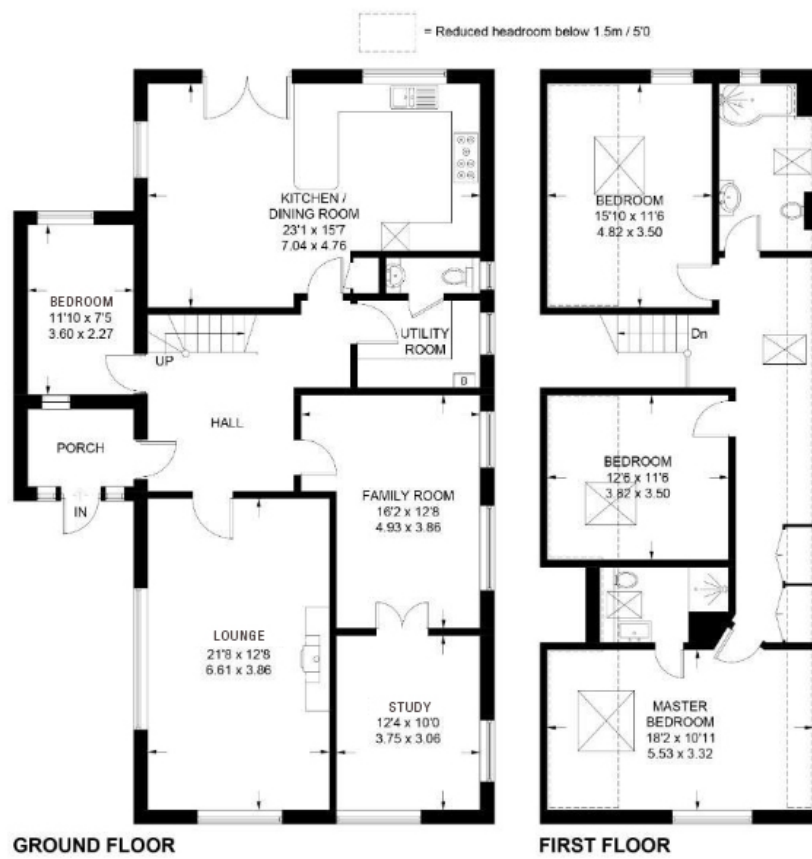
Entrance porch to reception hall with staircase to landing and first floor living accommodation and doors to cloakroom, lounge, kitchen/dining room, family room and bedroom four. Cloak room with modern white suite. Lounge: double aspect windows, feature fireplace with log burner. Family room: window to side aspect, doors to study. Study/games room: window to front & side aspect. Bedroom four: window to rear garden. Kitchen/dining room: French doors to patio and rear garden with views towards Nottingham Hill. Recently re-fitted kitchen comprising a matching range of eye and base level storage units, range cooker with splash backing and extractor hood, Bosch integrated dish washer, appliance space and breakfast bar . Utility room: fitted with a matching range of storage units.

First floor: landing with built-in storage and eaves cupboards, doors to family bathroom and bedrooms one, two and three. Bathroom: modern white suite comprising bath with tiled splashbacks with shower , sink unit and WC. Bedroom one: windows to front and side aspect, eaves storage cupboards, en-suite shower room with modern white suite comprising built-in shower, WC and wash hand basin.

Exterior: the front garden is enclosed with stone walling being mainly laid to stone chippings with flower and shrub borders, there is a driveway offering hardstanding for approximately four vehicles. Rear garden is enclosed with wooden fencing with views to Nottingham Hill, patio area and laid to lawn with planters and various flowers and shrubs and gated side access.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	