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

46, Minetts Avenue
Bishops Cleeve GL52 8JT

£249,950



FOR SALE

**** STOP PRESS **** A rare opportunity to acquire this substantial two double bedroom older style semi-detached house in need of considerable modernisation. The property is situated in a sought after village location featuring spacious living accommodation comprising entrance hall, generous lounge/dining room, Kitchen area, Bathroom and two double bedrooms. To the exterior there is a driveway for three vehicles and an enclosed east facing rear garden backing onto park land. **** VACANT POSSESSION PROMPT VIEWING IS HIGHLY RECOMMENDED ****

Entrance porch with door to entrance hall, with stairs to first floor landing, and door to lounge/dining room. Lounge/ dining room: window to front aspect, double doors to patio and rear garden, door to kitchen. Kitchen: window to rear aspect. Bare kitchen with no fitted units, but with water supply, and wall mounted Worcester gas combination boiler. Built in larder, door to side aspect.

First floor landing, trap to loft space, doors to airing cupboard, bathroom, bedroom one, and bedroom two. Bathroom: window to rear aspect, white suite comprising WC, wash hand basin, and bath with tile splashbacks. Bedroom one: window to front aspect. Bedroom two: window to rear with views over parkland.

Exterior: front garden, stocked with bushes and trees. Tarmacked driveway offering hardstanding for approximately three vehicles, gated side access to rear garden. Rear garden: enclosed with patio area being mainly laid to lawn, two brick built storage sheds.

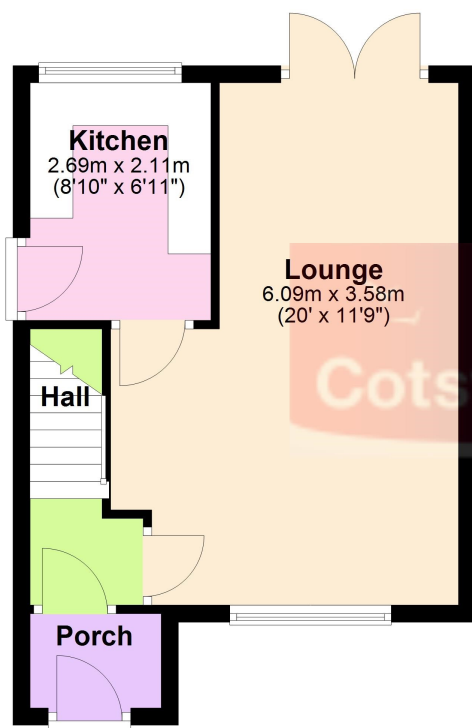






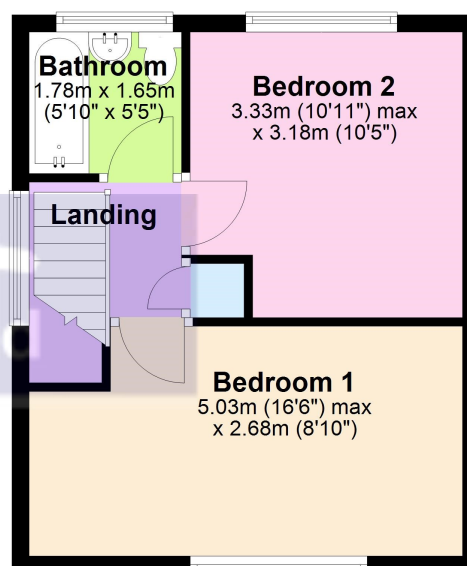
Ground Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 62.9 sq. metres (677.6 sq. feet)