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

25, Stanwick Crescent  
GL51 9LQ

**£305,000**



FOR SALE

Set in a small cul-de-sac within a popular residential area is this spacious three bedroom semi-detached bungalow. The comfortable well planned living accommodation features two double bedrooms and one a single, generous lounge/dining room, fitted kitchen and recently fitted wet room. To exterior there is a large enclosed east facing rear garden and a driveway for two vehicles leading to a detached garage with remote control door. \*\* NO ONWARD CHAIN \*\*

Entrance hall with built-in cloaks cupboard and doors to lounge/ dining room, and bedroom three. Lounge/ dining room: window to front aspect. Fireplace fitted with gas coal effect fire (not tested). Door to hall with trap to loft space and doors to kitchen, wet room, bedrooms one and two. Kitchen: door to rear porch, fitted with a matching range of eye and base level storage units, gas cooker point, appliance space, built in storage cupboards. Rear porch: space and plumbing for washing machine, and door to rear garden. Wet room: window to rear aspect, modern wet room comprising white suite with large, fitted shower, shower screen, vanity unit, ceramic tile flooring and WC. Bedroom one: window to rear aspect, large built in double wardrobe. Bedroom two: window to rear aspect.

Exterior front garden mainly laid to lawn, with various flowers and shrubs. Driveway leads via double wooden gates offering hard standing for two vehicles, to detached garage with remote control door, power and light. Rear garden: generous east facing garden enclosed with wooden panel fencing and hedging. Patio area and mainly laid to lawn.

Lounge/ dining room: 18' 8 max x 10' 3 max

Kitchen: 11' 2 max x 8' 2 max

Bedroom one: 10' 3 max x 9' 6 max

Bedroom two: 11' 2 max x 8' 9 max

Bedroom three: 9' 1 max x 8' 4 max

Garage: 21' 8 max x 9' 8 max





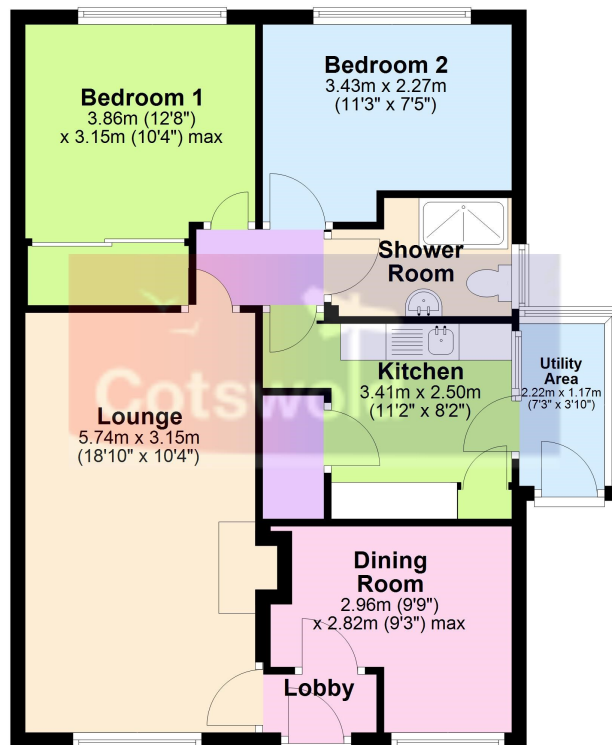






### Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



Total area: approx. 66.9 sq. metres (719.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		