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

61, Furlong Lane  
Bishops Cleeve GL52 8NJ

**£310,000**



FOR SALE

An opportunity to acquire this spacious modern cottage style three bedroom property, situated in a sought after village location within a delightful courtyard setting. The property offers comfortable well planned living accommodation with many character cottage style features, comprising lounge/diner with feature brick Inglenook fireplace, exposed ceiling beams, fitted kitchen with built-in appliances and cloakroom. On the first floor there is a modern bathroom suite and three bedrooms. To the exterior is a garage and off road parking and attractive enclosed gardens.

Entrance hall with doors to cloakroom, lounge/dining room, kitchen and stairs to first floor. Cloakroom with modern white suite. Lounge/dining room: windows and French doors to patio and rear garden, feature brick Inglenook fireplace with wooden beam, exposed timber ceiling beams, display alcoves and built-in under stairs storage cupboard. Kitchen: window to front aspect fitted with eye and base level storage units, built-in fan assisted oven and gas hob with extractor hood, space and plumbing for washing machine and dishwasher.

First floor: landing, trap to loft space, built-in airing cupboard, doors to bathroom and bedrooms one, two and three. Bathroom: fully tiled white suite comprising bath fitted with shower unit and shower screen, wash hand basin and WC, chrome heated radiator and extractor fan. Bedroom one: window to front aspect and large walk-in wardrobe. Bedroom two: window to rear aspect. Bedroom three: window to rear aspect.

Exterior: front garden being stone chipped with lavender bushes. Rear garden is enclosed with wooden panel fencing, patio area being mainly laid to stone chippings with various flowers and shrubs and ornamental water feature and gated rear access.

Garage and driveway are situated adjacent to the property with a block paved driveway for one vehicle leading to garage with up and over door.

Lounge/dining room: 22' max x 13' 5 max windows

Kitchen: 9' 8 max x 9' 9 max

Bedroom one: 12' 7 max x 9' 10 max

Bedroom two: 12' 11 max x 9' max

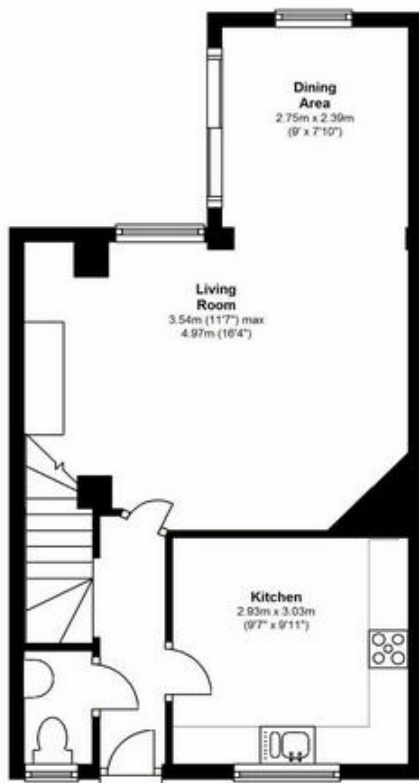
Bedroom three: 7' 10 max x 6' 10 max



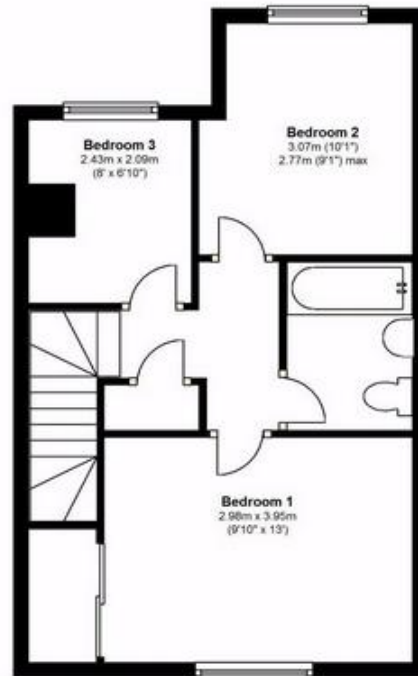




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>72</b>	
(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	