



Tel: 01242 676767

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

44, Tobyfield Road
Bishops Cleeve GL52 8PH

£255,000



FOR SALE

A spacious two bedroom older style property situated in a desirable village location with lovely views over an open green. The comfortable well planned living accommodation features lounge/dining room, conservatory and kitchen/breakfast room. On the first floor there is a modern shower room and two double bedrooms. To the exterior is a large mature enclosed garden and brick built workshop. * NO ONWARD CHAIN *

Entrance porch to entrance hall with doors to cloaks cupboard, lounge/dining room, kitchen/breakfast room and stairs to landing and first floor living accommodation. Lounge/dining room: window with attractive views over open green, electric fire (not tested), two night storage heaters and double doors to conservatory. Conservatory: double doors to patio and rear garden, power points and ceiling light fan. Kitchen/breakfast room: window and door to rear porch. Kitchen: fitted with a matching range of eye and base level storage units, gas and electric cooker points, space and plumbing for washing machine, appliance space and built-in larder. Porch with door to rear garden and utility area. Utility area: laminated roll edge work surface and appliance space.

First floor: window with views over green, trap to loft space and doors to airing cupboard, shower room and bedrooms one and two, night storage heater. Shower room: modern white suite comprising built-in quadrant shower, vanity unit and WC with concealed cistern and chrome heated towel radiator. Bedroom one: window with views over gardens. Bedroom two: window with views over open green.

Exterior: front garden being mainly laid to lawn with gated access to rear garden. Rear garden: Large enclosed garden with patio area being stocked with various trees and flower and shrub borders and outside brick built storage shed.

Lounge/dining room: 18' 4 x 12' 3

Kitchen/breakfast room: 12' 3 max x 8' 7 max

Conservatory: 11' 7 max x 9' 8 max

Utility area 4' 9 x 4' 8

Bedroom one: 15' 7 x 9' 1

Bedroom two: 12' 7 x 9' 2

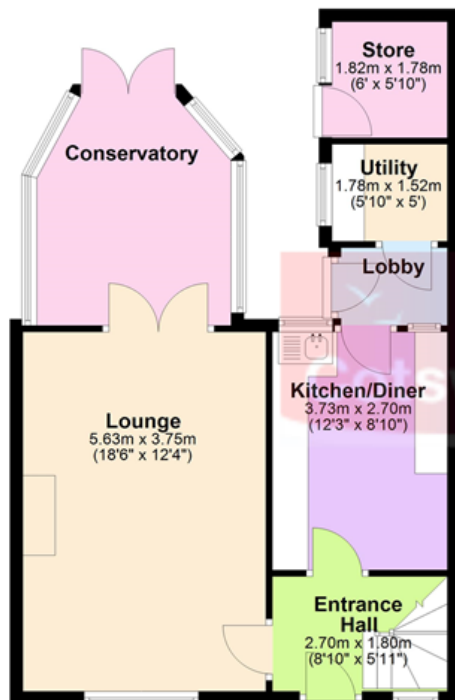






Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.8 sq. feet)



Total area: approx. 92.5 sq. metres (996.2 sq. feet)

from my iPad

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |