



Tel: 01242 676767

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

1, Kingswood Close
Bishops Cleeve GL52 8SL

£340,000



FOR SALE

A spacious three bedroom semi-detached house situated in a popular village location in a small quiet cul-de-sac. The property benefits from comfortable well planned living accommodation comprising generous lounge and dining room, fitted kitchen, bathroom and shower room, three good size bedrooms, front and rear gardens with side and rear access and garage. The property has had replacement radiators in the lounge, new lounge floor covering and a new boiler. The garage roof has recently been replaced. It is convenient to local schooling and the village centre with its wide range of shopping facilities and amenities and bus stops.

Entrance porch to entrance hall, with cloaks cupboard and door to lounge and stairs to first floor. Lounge with window to front aspect, modern radiators, under-stairs storage cupboard and two further built-in storage cupboards and double door leading to dining room and door leading to kitchen, and door from kitchen to shower room. Dining room: skylights and double French doors leading to patio and rear garden. Kitchen: window to rear aspect and skylights, kitchen fitted with a matching range of eye and base level storage units and space and plumbing for washing machine and appliance space. Shower room: window to side aspect, shower fitted with Mira shower unit, hand basin and WC.

On the first floor: landing with window to side aspect, trap to loft space, door to airing cupboard, housing boiler and doors to bedrooms one, two, three and bathroom. Airing cupboard with shelving. Bedroom one: window to rear aspect and built-in wardrobes. Bedroom two: window to front aspect. Bedroom three: window to rear aspect. Bathroom: window to front aspect, fully tiled white suite comprising corner bath, with shower unit, shower screen, vanity sink unit, WC and heated chrome towel radiator.

Exterior: Front garden: spacious front garden laid mainly to turf and stone chippings with various flowers and shrubs and side access to rear garden. Rear garden: newly landscaped, laid mainly to patio and stone chippings, designated BBQ and Al Fresco dining area and gated rear access. Garage with power and light.

The property benefits from new lounge radiators, new boiler, new fence and garage roof has recently been replaced, double glazed throughout.







Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	74	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC

