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

61, The Highgrove  
Bishops Cleeve GL52 8JB

**£270,000**



FOR SALE

A spacious well presented, three bedroom property, benefiting from a pleasant outlook over an open green. The property is situated in a popular area of Bishops Cleeve being convenient to local schooling and the village centre and its extensive range of shopping facilities and amenities. Prompt viewing is highly recommended. \* NO CHAIN\*

Entrance porch to lounge. Lounge: bay window to front aspect with stairs to first floor landing and living accommodation and door to kitchen/dining room, Kitchen/ dining room: window to rear aspect, modern fitted kitchen fitted with a matching range of eye and base level storage units with space and plumbing for washing machine, cupboard housing boiler, archway to dining area and door to rear garden.

First floor, landing, trap to loft space and doors to built-in airing cupboard, bathroom and bedrooms one, two, and three. Bathroom: window to rear aspect, modern white suite comprising bath with tiled splashbacks, WC and sink unit. Bedroom one: window to rear aspect. Bedroom two: window to front aspect. Bedroom three: window to front aspect with built-in storage cupboard.

Front garden: mainly laid to stone chippings with patio slabs leading to front door. One parking space at the front of the property with a further space under barn style car port. Rear garden: enclosed with wooden panel fencing being mainly laid to lawn with patio area.





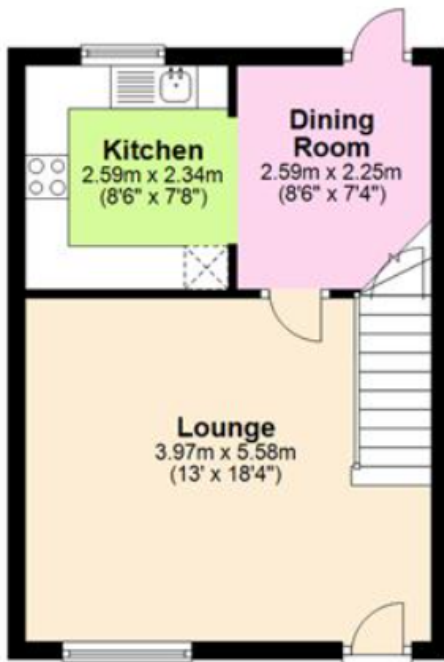






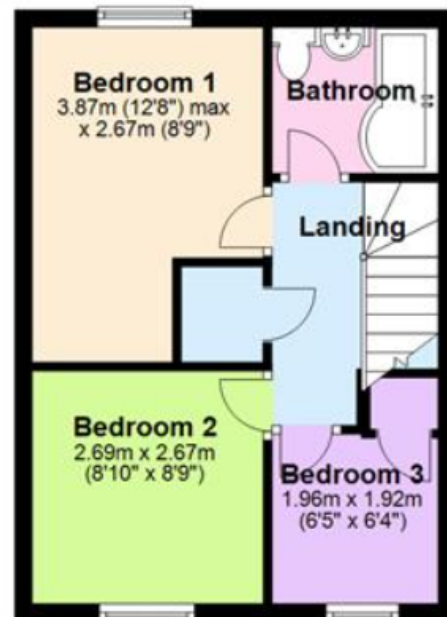
### Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



### First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



**Total area: approx. 66.0 sq. metres (710.3 sq. feet)**

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	89
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	62	89
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	62	89
<b>F</b>		
(1-20)	62	89
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		