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

34, Little Acorns
Bishops Cleeve GL52 7YP

£240,000



FOR SALE

Set in a small cul-de-sac within a sought after area is this spacious stone built two bedroom house. The property offers comfortable well planned living accommodation featuring entrance hall, generous lounge/ dining room and modern fitted kitchen with integrated appliances. On the first floor there are two good size bedrooms and a modern bathroom suite. To the exterior there is off road parking for two vehicles and an enclosed south west facing garden.

Entrance porch to entrance hall with door to lounge/ dining room and kitchen. Lounge/ dining room: French doors to rear garden, LED downlighting and stairs with balustrade to landing and first floor living accommodation. Kitchen: window to front aspect, modern fitted kitchen comprising a matching range of eye and base level storage units, with built-in oven, induction hob, extractor hood, integrated dishwasher, fridge-freezer, space and plumbing for washing machine, ceramic tiled flooring, matching cupboard housing gas combination boiler.

First floor: landing, trap to loft space and doors to bathroom, bedroom one and bedroom two. Bathroom: velux window to front aspect, modern white suite comprising bath with splash backing fitted with Mira shower unit, vanity unit, WC, ceramic tiled flooring and LED downlighters. Bedroom one: window to rear aspect, built-in wardrobe and airing cupboard. Bedroom two: window to front aspect.

Front garden: being mainly laid to lawn with a block paved driveway for one vehicle, to the side of the property there is additional off-road parking for a further vehicle. Rear garden: South west facing and enclosed with wooden panel fencing, being laid to lawn with patio, storage shed and gated rear access.

Lounge/ dining room 24' 4 max x 11' 8 max

Kitchen: 8'3 max x 7'1

Bedroom one: 11' 8 max x 8' 7 max

Bedroom two: 11' 1 max x 6' 8 max

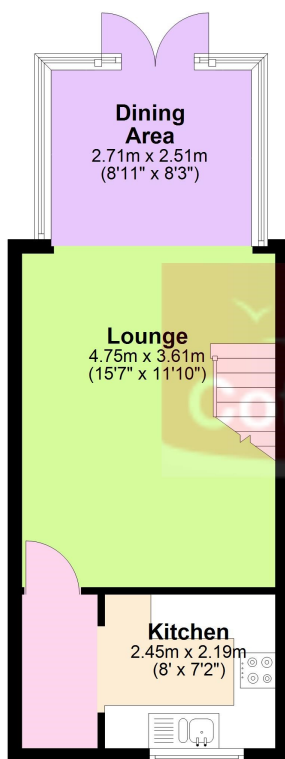






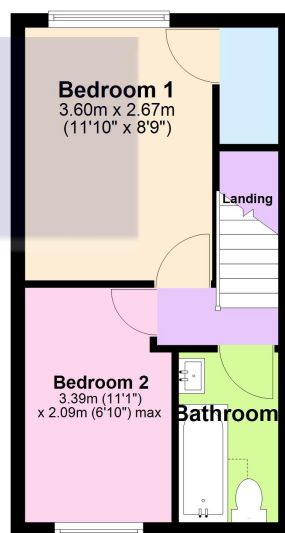
Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		