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

43, Fairmont Street
Bishops Cleeve GL52 7AJ

£319,950

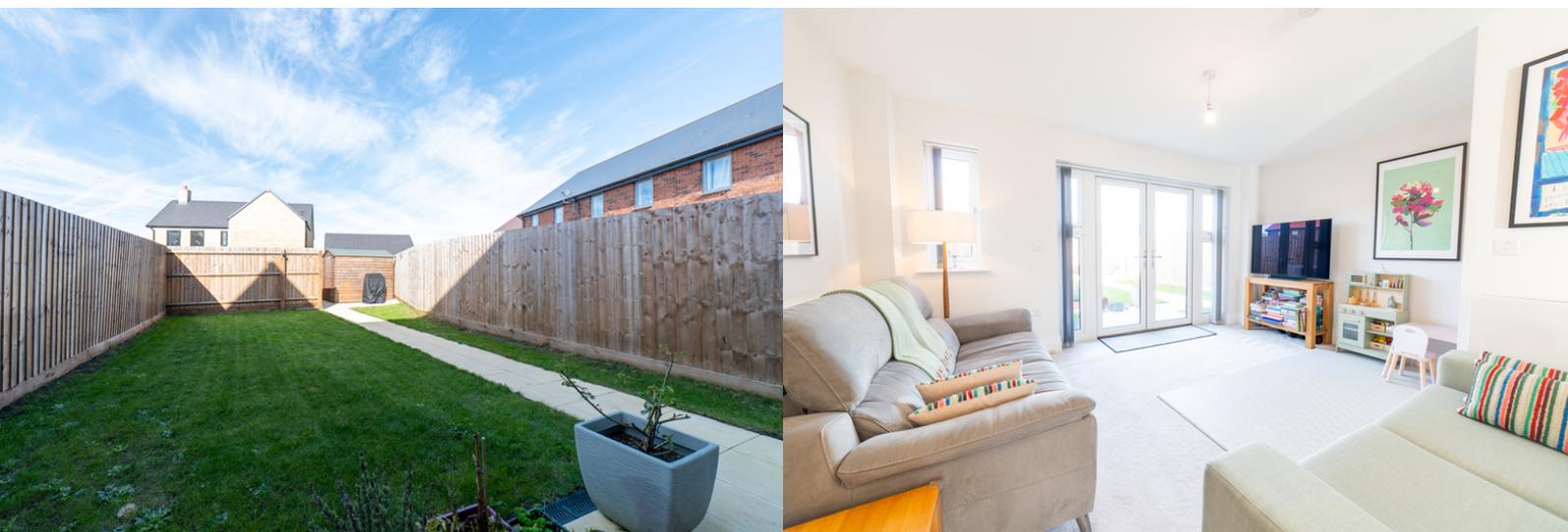


FOR SALE

Set in a highly desirable residential area on the outskirts of the village of Bishops Cleeve is this spacious semi detached house. The property occupies a generous plot benefiting from well planned living accommodation, featuring cloakroom, large open plan lounge/dining area and a modern extensively fitted kitchen with built-in and integrated appliances. On the first floor there is a modern bathroom suite and two double bedrooms, the main having an en-suite. To the exterior there is a generous enclosed south facing garden with a patio area and driveway for two vehicles with EV point.

Further benefits include Karndean flooring and heat air source central heating.

Location: Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, excellent eateries and a lively café scene in addition to doctor's surgeries and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, the Spa town of Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts, commuter transport links are strong with regular bus routes and easy access to Cheltenham.







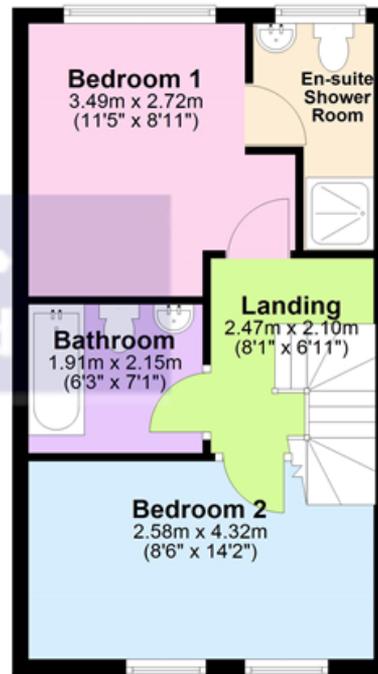
Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



Total area: approx. 70.6 sq. metres (760.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	82	
(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	