



Tel: 01242 676767

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

19, Pecked Lane
Bishops Cleeve GL52 8JF

£399,950



FOR SALE

An excellent opportunity to acquire this spacious mature bay fronted three bedroom semi-detached house situated in highly desirable village location. The comfortable well planned living accommodation features generous sitting room, dining room and fitted kitchen. on the first floor there are two double bedrooms and one single and a family bathroom. To the exterior there are attractive enclosed gardens and a driveway for five vehicles leading to garage.

Entrance hall with under-stairs storage cupboard, stairs to galleried landing and first floor and doors to lounge, dining room and kitchen. Lounge: bay window to front aspect, feature fireplace and wooden laminate flooring. Dining room: French doors to rear garden, wooden laminate flooring. Kitchen: window and door to side, fitted with a matching range of eye and base level storage units, built-in oven, gas hob with extractor hood and appliance space.

First floor landing: window with views to Cleve Hill, trap to loft space and doors to bathroom and bedrooms one, two and three. Bathroom: suite with full splash backing comprising bath fitted shower and shower screen, wash hand basin and WC. Bedroom one: window with views to Nottingham Hill and two built-in double wardrobes. Bedroom two: window to front aspect, built-in wardrobes and cupboard housing Worcester gas combination boiler. Bedroom three: window to front aspect.

Exterior: front and side gardens enclosed with hedging and fencing with double gates giving access to a stone chipped driveway offering ample hard standing for five vehicles leading to a detached garage. Garden being well stocked with various trees and flower and shrub borders. Rear garden: enclosed with wooden panel fencing, patio area and laid to stone chippings. Floorplan to follow

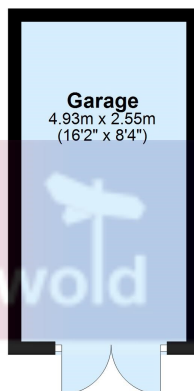
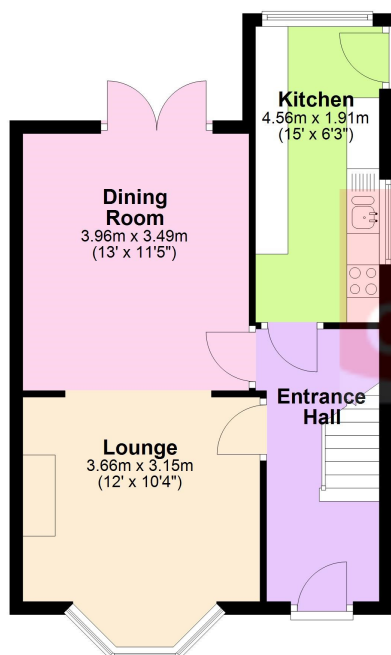






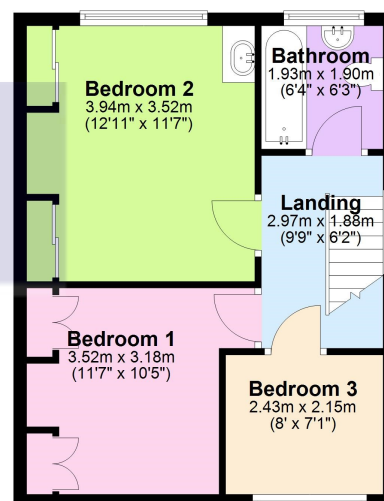
Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 95.6 sq. metres (1028.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		