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

24, Meadoway  
Bishops Cleeve GL52 8NB

**£450,000**



FOR SALE

Set in an attractive village location within a tree lined road is this substantial bay fronted three bedroom semi-detached house. The property features spacious well planned living accommodation with generous lounge/diner with double doors to wooden decked area and south facing garden, Kitchen/breakfast room with built-in appliances and cloaks/shower room. On the first floor there is a modern bathroom suite and three good size bedrooms. To the exterior there is ample drive way for four vehicles, a detached garage and large mature south facing rear garden.

Entrance hall with doors to cloaks/shower room, lounge/dining room and kitchen/breakfast room, stairs to landing and first floor living accommodation. Cloaks/shower room: modern white suite comprising built-in shower, wash hand basin and WC. Lounge/dining room: feature fireplace with gas coal effect living flame fire, dining area with French doors to wooden decking and rear garden. Kitchen/breakfast room: modern fitted kitchen comprising a matching range of eye and base level storage units with built-in oven, gas hob and extractor hood, space and plumbing for washing machine and dishwasher, appliance space, built-in storage cupboard and door to side aspect.

First floor: landing with trap to loft space and doors to family bathroom and bedrooms one, two and three. Bathroom: double aspect windows, built-in separate shower with rain style shower head, bath with tiled splashbacks, wash hand basin and WC. Bedroom one: window to front aspect and fitted double wardrobe. Bedroom two: window to rear garden and built-in double wardrobe. Bedroom three: window to front aspect.

Exterior: The property front and gardens are enclosed by hedging and fencing with driveway offering hardstanding for four vehicles. Garden being mainly laid to lawn and stocked with various flower borders, gated side access to rear garden. Detached garage to the rear of the property. Rear garden: large mature south facing garden with raised wooden decked area, being laid to lawn and well stocked with various specimen trees and flower and shrub borders. At the end of the garden is a storage area and pedestrian door to garage. Garage: eaves storage space, power and light.

Lounge/dining room: 27' 10 x 11' 11 max

Kitchen/breakfast room: 20' 3 x 9' 5

Bathroom: 8' 11 x 7' 8

Bedroom one: 11' 11 x 10' 10 max



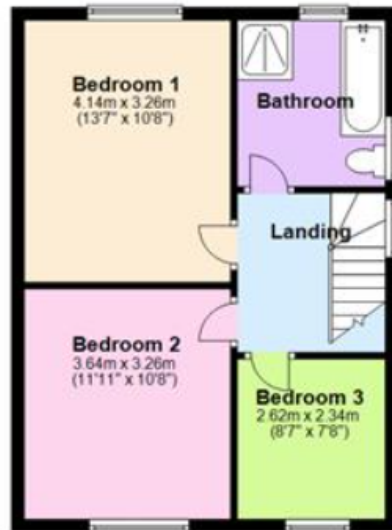




**Ground Floor**  
Approx. 59.2 sq metres (637.3 sq. feet)



**First Floor**  
Approx. 45.4 sq metres (488.2 sq. feet)



**Total area: approx. 104.6 sq. metres (1125.5 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	