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

2, Bluebell Court  
Bishops Cleeve GL52 8RU

**£234,950**



SOLD STC

Set in a highly sought after area near to Parkland is this spacious two bedroom semi-detached coach house. The property offers light and airy living accommodation comprising lounge/diner, modern fitted kitchen with built-in and integrated appliances, two good size bedrooms and modern bathroom suite. To the exterior there is a driveway leading to an integral garage with utility room. \* NO ONWARD CHAIN \*

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, boutique shops, 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, Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts. For the commuter transport links are strong with regular bus routes and easy access to the M5 Tewkesbury and M4 corridor via the A40/A419.

Entrance porch to entrance hall with stairs to first floor living accommodation. Lounge/dining room: window to front aspect, archway to kitchen and door to inner hall. Kitchen: velux window to rear aspect, modern fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, gas hob and extractor hood, dishwasher and fridge-freezer. Inner hall: large trap to loft space with pull down ladder, built-in storage cupboard and doors to bathroom and bedrooms one and two. Bathroom: velux window to rear aspect, modern white suite comprising bath with tiled splashbacks, fitted with shower unit and shower screen, wash hand basin, WC and ceramic tiled flooring. Bedroom one: window to front aspect and built-in double wardrobe. Bedroom two: window to rear aspect.

Exterior: A driveway leads to an integral garage. Garage: power and light and door to utility room: space and plumbing for washing machine, appliance space and wall mounted gas combination boiler which was newly installed in 2023.

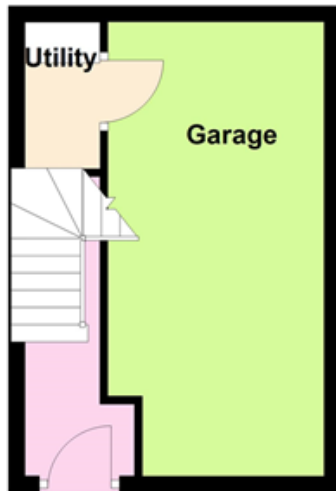






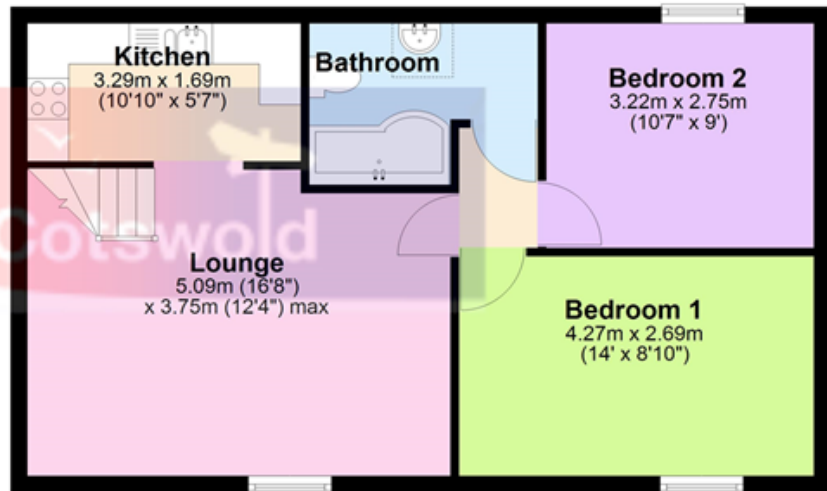
### Ground Floor

Approx. 20.0 sq. metres (214.9 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.0 sq. feet)

enr from my iPad

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>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 