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

92, Mandarin Way
GL50 4RX

£295,000



FOR SALE

Set in a sought after location with lovely views over an open green is this spacious modernised three bedroom semi detached house. The well presented living accommodation comprises Lounge with feature fire place and lovely views over an open green, there is an extensively fitted kitchen/diner with built-in and integrated appliances. On the first floor is a modern bathroom suite and three good size bedrooms. To the exterior is a south facing enclosed rear garden and a driveway with detached garage.

Entrance porch to entrance hall with double doors to lounge and stairs to landing and first floor living accommodation. Lounge: windows with lovely views over open green, feature fireplace with solid wooden mantle, oak effect laminate flooring, built-in under stairs storage cupboard. Kitchen/dining room: modern fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fridge-freezer, fan assisted oven, gas hob and extractor hood and washing machine and dishwasher, beech work tops, ceramic flooring, attractive exposed ceiling timber beam, French doors to decking and rear garden.

Landing: window to side aspect, trap to loft space and doors to shower room and bedrooms one, two and three. Shower room: window to rear aspect, modern white suite comprising built-in shower with rain style shower, vanity unit, WC, heated towel rail, brick effect tiled splashbacking and ceramic tiled flooring. Bedroom one: window with lovely views over open green and to surrounding hills and built-in double wardrobe. Bedroom two: window to surrounding hills and built-in airing cupboard/wardrobe. Bedroom three: window with lovely views over open green and to surrounding hills and built-in wardrobe.

Exterior: front garden with hedging being mainly laid to lawn, gated side access to rear garden. South facing rear garden, enclosed with wooden panel fencing, wooden decking and garden being laid to lawn with various flowers and shrubs, gated access to rear where there is a driveway for one vehicle and a detached garage with up and over door, power and light. * Further benefits include new composite front door and replacement UPVC windows, fitted in June 2024 *

Lounge: 13' 6 x 12' 7

Kitchen/dining room: 15' 8 x 10' 5

Bedroom one: 13' x 8' 9

Bedroom two: 9' 3 x 9' 2







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	