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

2, School Road
Bishops Cleeve GL52 8BA

£585,000



FOR SALE

Set in a charming village location, occupying a slightly elevated position, is this unique and beautifully presented period, three double bedroom semi-detached house. The property has been recently refurbished and offers many character features to include a wonderful Inglenook fire-place with log burner, exposed timber, ceiling and wall beams, sash windows and wooden flooring.

The well planned living accommodation is arranged over three floors, comprising reception hall, large lounge/dining room with Inglenook fire-place and modern fitted kitchen/breakfast room. On the first floor there is a generous landing/study area, period style bathroom suite and two double bedrooms and on the second floor is an impressive third double bedroom with en-suite and beamed vaulted ceiling with lovely views. To the exterior is an attractive mature enclosed garden, large Cotswold stone store and off-road parking for two vehicles.

Reception hall : Built-in storage cupboard and utility cupboard with space for washing machine and tumble dryer, doors to lounge/dining room, kitchen/breakfast room and stairs to galleried landing and first floor living accommodation. Lounge/dining room: sash windows to front aspect, feature brick inglenook fireplace fitted with log burner, attractive exposed timber ceiling beams and wooden flooring. Kitchen/breakfast room: double aspect windows, fitted with a matching range of eye and base level storage units, Belfast sink unit, gas cooker point, stainless steel splash backing and extractor hood, wooden flooring and appliance space.

First floor: Galleried landing/study area with stairs to second floor living accommodation, window to front and rear aspect, doors to bathroom and bedrooms one and three. Bathroom: sash window to front aspect, period style white suite comprising bath with white brick style splash backing, built-in shower with rain style shower head and W.C. Bedroom one: double aspect windows. Bedroom three: sash windows to front aspect, built-in storage cupboard and exposed timber ceiling beam.

Second floor: Landing with door to bedroom two: double aspect windows with lovely views to surrounding hills, exposed brick chimney breast, timber ceiling beams, built-in double wardrobe and door to en-suite with Velux window, exposed timber ceiling beams, modern white suite comprising built-in Quadrant shower fitted with rain style shower, wall mounted wash hand basin and WC.

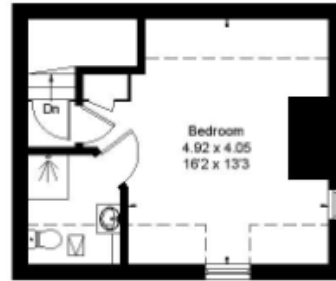
Exterior: The property and gardens are enclosed with Cotswold stone walling and hedging, being laid to lawn with patio area and well stocked with specimen trees and flower and shrub borders and a large Cotswold stone secure store. There is a driveway offering hardstanding for one vehicle to the front of the property and further parking to the rear of the property.



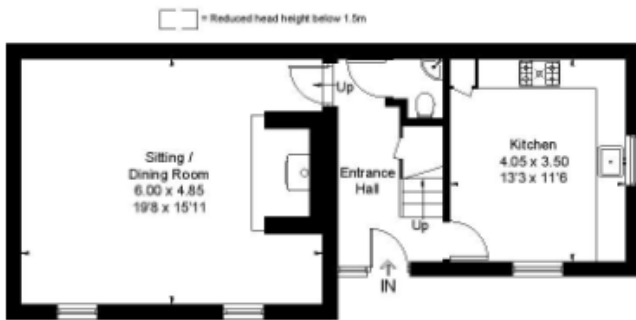




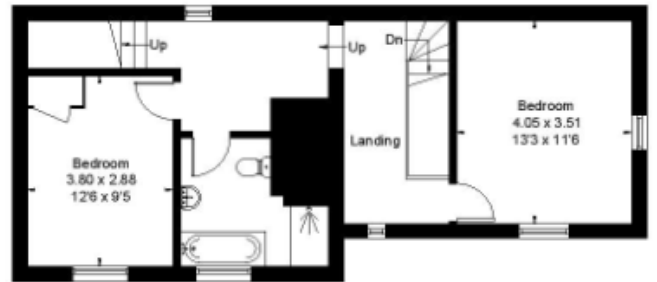
Approximate Area = 137.6 sq m / 1481 sq ft
Including Limited Use Area (7.2 sq m / 77 sq ft)



Second Floor



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	