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

20, Manor Court  
Swindon Village GL51 9SD

**£412,000**



FOR SALE

Set in a highly desirable village location within a small cul-de-sac is this well presented three bedroom detached bungalow. The property offers comfortable well planned living accommodation comprising lounge/diner with feature log burner, conservatory with under floor heating and a modern fitted kitchen with built-in and integrated appliances. There are three bedrooms and a modern shower room. To the exterior there is a drive way for three vehicles leading to a garage and attractive enclosed west facing garden.

The property benefits from gas central heating, double glazing and solar panels.

Entrance hall with archway to lounge/dining room and doors to kitchen, shower room, cloak room and bedrooms one, two and three and trap to loft space. Lounge/dining room: window and double doors to conservatory and feature log burner. Conservatory: double glazed full length windows and french doors either side of the conservatory to patio and rear garden, conservatory has underfloor heating and roof blinds. Kitchen: window and stable door to side aspect, modern fitted kitchen comprising a matching range of storage units with built-in and integrated appliances to include fan assisted oven and microwave, newly fitted integrated washer dryer, induction hob, appliance space and wall mounted gas boiler (approximately 2 years old). Shower room: window to side aspect, modern fully tiled suite comprising built-in shower fitted with Mira shower unit and shower screen, wash hand basin and WC. Bedroom one: bay window with window shutters. Bedroom two: window with window shutters. Bedroom three: window to side aspect.

Exterior: Front garden being laid to lawn with Monkey Puzzle tree and various flower and shrub borders. A tarmac driveway offering hardstanding for approximately three vehicles leading to garage: eaves storage space, shelving, light and power and pedestrian door to rear garden. Gated side access to rear garden: The rear garden is enclosed and West facing having been landscaped with block paved patio and laid to lawn with various specimen trees and flower and shrub borders. Gate giving access to a storage area and shed.

Lounge/dining room: 20' max x 15'7 max

Conservatory: 10'10 x 7'3

Kitchen: 12'2 x 8'2

Bedroom one: 13'2 into bay x 11'5

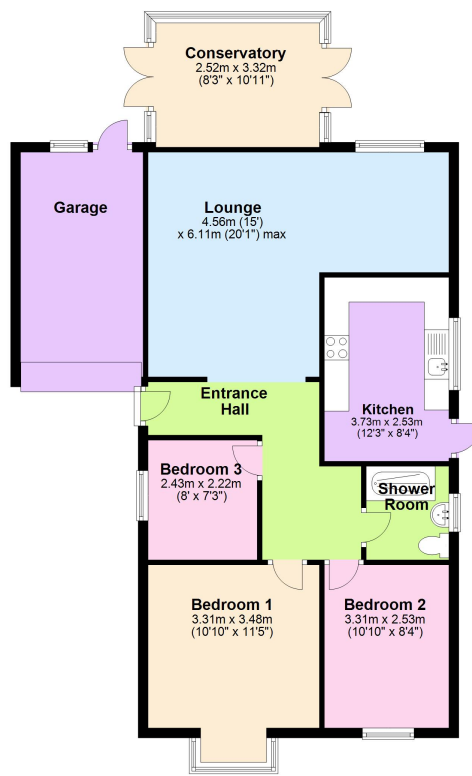






**Ground Floor**

Approx. 92.3 sq. metres (993.9 sq. feet)



Total area: approx. 92.3 sq. metres (993.9 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>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(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	