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

22, Chiltern Avenue  
Bishops Cleeve GL52 8XP

**£239,950**



FOR SALE



A modern well presented two bedroom property set in a quiet cul-de-sac with exceptional views over lake and mature gardens. The property benefits from a lovely location backing on to Cleve Lake Courts' mature grounds and lake. The well planned living accommodation comprises entrance hall with oak flooring, lounge/dining room with oak flooring and fitted kitchen. On the first floor is a modern bathroom suite and two good size bedrooms. To the exterior there is off road parking for two vehicles and attractive south facing enclosed rear gardens.

Entrance hall with under-stairs storage cupboard, solid oak flooring, door to lounge/dining room and kitchen, stairs to landing and first floor living accommodation. Lounge/dining room: double glazed door to attractive south facing rear garden. Kitchen: window to front aspect fitted with a matching range of eye and base level storage units, gas and electric cooker points, space and plumbing for washing machine, appliance space and wall mounted Vaillant gas combination boiler.

First floor: landing with trap to loft space and doors to airing cupboard, bathroom and bedrooms one and two. Bathroom: window to rear aspect, modern white suite comprising bath with tiled splashbacks fitted with Mira shower unit and shower screen, hand basin, WC and chrome heated towel rail. Bedroom one: window to front aspect and built-in double wardrobe. Bedroom two: window with lovely views over lake and gardens.

Exterior: front garden is laid to lawn and there is allocated off road parking for two vehicles. South facing enclosed rear garden with patio and laid to lawn being stocked with various flower and shrub borders, garden shed and gated rear access.

Lounge/dining room: 13' 2 max x 12' 8

Kitchen: 9' 4 x 6' 3

Bedroom one: 10' 11 max x 9' 9 max

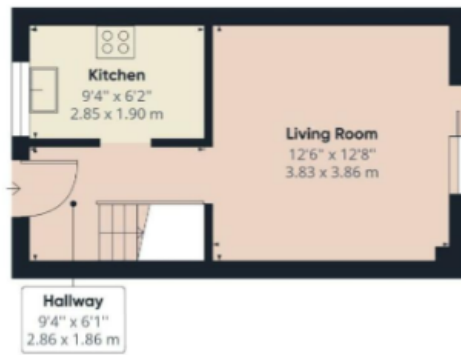
Bedroom two: 12' 3 max x 6' 4 max











Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	