



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

12, Birch Close
Woodmancote Park Homes GL52
9WB

£139,950



FOR SALE

A spacious two double bedroom park home situated within the highly sought after area of Woodmancote. The well planned living accommodation comprises a large lounge, separate dining room, fitted kitchen and two double bedrooms. The property further benefits from a cloak room, modern wet room, gas central heating and double glazing. To the exterior there is a driveway for two vehicles and an attractive enclosed rear garden. No onward chain.

Entrance hall: doors to cloakroom, dining room, bedrooms one and two, built-in airing cupboard and wet room. Cloakroom: WC and wash hand basin. Dining room window to side aspect and doors to lounge and kitchen. Lounge: double aspect windows, tiled fireplace fitted with electric fire (not tested). Kitchen: window to side aspect fitted with a matching range of eye and base level storage units, electric cooker point and appliance space, built-in storage cupboard housing Worcester gas combination boiler and door to side access. Wet room: window to side aspect, modern white suite comprising: Mira shower unit, wash hand basin and WC. Bedroom one: window to rear garden. Bedroom two: window to rear garden.

Exterior: Front garden being laid to patio with raised borders and stone chippings, driveway offering hardstanding for two vehicles leads to the side of the property. Rear garden with patio area being laid to lawn and stocked with various flower and shrub borders and metal storage facility.

Lounge: 19' 6 x 10' 8

Dining room: 9' 5 x 7' 6

Kitchen: 10' 4 x 9' 6

Bedroom one: 10' max x 9' 4

Bedroom two: 11' x 9' 4





