



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

11, Stonecroft Close
Bishops Cleeve GL52 8SW

£279,950



FOR SALE

A spacious modern three bedroom cottage style property, situated in a highly sought after area, with views to an open green. The well planned living accommodation comprises cloakroom, lounge with feature inglenook fire place and kitchen/diner with French doors to rear garden. On the first floor there are three good size bedrooms and a bathroom. To the exterior there an attractive enclosed rear garden a an allocated parking leading to a garage.

Entrance porch to entrance hall with doors to cloakroom and lounge. Cloakroom: wash hand basin, WC and ceramic tiled flooring. Lounge: windows to front aspect, feature brick Inglenook fireplace with wooden beam and electric log effect fire (not tested), attractive exposed ceiling beam, stairs to landing and first floor accommodation and door to kitchen/dining room. Kitchen/dining room: window and French doors to patio and rear garden fitted with a matching range of eye and base level storage units with built-in fan assisted oven and four ring gas hob and extractor hood, appliance space, attractive exposed brick walling and ceiling beam.

First floor: Landing with built-in airing cupboard, trap to loft space and doors to bathroom and bedrooms one, two and three. Bathroom: window to side aspect, bath with tiled splashback fitted with Mira shower unit, vanity and mirror unit and WC with concealed cistern. Bedroom one: window with attractive views over open green, built-in double wardrobe and storage cupboard. Bedroom two: window with views over green and built-in double wardrobe. Bedroom three: window to rear garden.

Exterior: Front garden being laid to lawn with various shrubs. To the rear of the property there is hardstanding for one vehicle leading to a garage under a coach house. Rear garden: enclosed with wooden panel fencing being mainly laid to patio with terracotta block paving and stocked with various flowers and shrubs and gated side access.

Lounge: 14' 1 x 13' 2 max

Kitchen/dining room: 13' 9 max x 13' 2 max

Bedroom one: 14' 4 max x 10' 9 max

Bedroom two: 11' 4 x 10' 8

Bedroom three: 9' 1 max x 7' 8 max

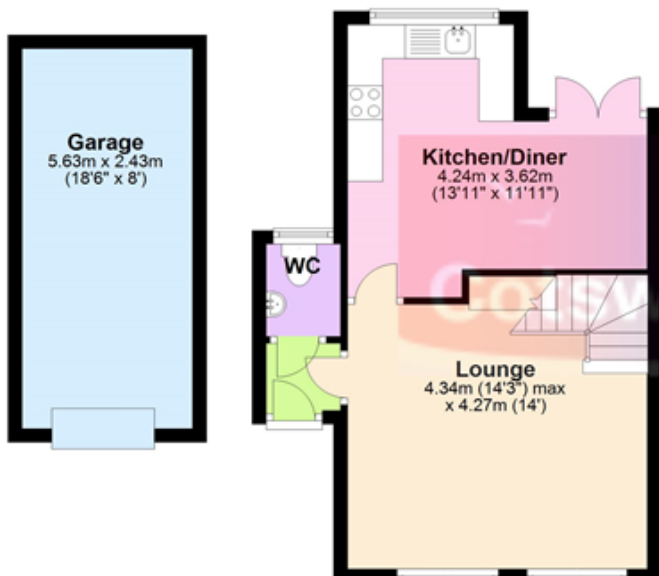






Ground Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Total area: approx. 96.3 sq. metres (1036.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		