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

46, Longlands Road  
Bishops Cleeve GL52 8JP

**£279,950**



FOR SALE

Set in the older part of the village is this spacious modernised two double bedroom end of terrace house. The property features a large mature east facing garden and comfortable well planned living accommodation, comprising entrance hall, lounge and modern fitted kitchen with built-in appliances. On the first floor there are two double bedrooms and a modern bathroom suite. To the exterior there is hardstanding for two vehicles and large mature enclosed rear gardens. Prompt viewing is recommended.

Entrance hall with wooden laminate flooring and built-in cloaks cupboard, door to lounge/diner. Lounge/diner: window to front aspect, feature fireplace with wooden mantle and laminate flooring, door to inner hall with stairs to galleried landing and first floor living accommodation. Doors to kitchen and outer hall. Kitchen: modern kitchen comprising a matching range of eye and base level storage units with built-in fan assisted oven, gas hob and extractor hood and appliance space and built-in larder. Outer hall with door to rear garden and storage cupboard housing gas combination boiler.

First floor: galleried landing, trap to loft space, doors to bathroom and bedrooms one and two. Bathroom: modern white suite comprising bath with tiled splashbacks fitted with shower, wash hand basin and WC, ceramic tiled flooring and chrome heated towel radiator. Bedroom one: window to front aspect. Bedroom two: window to rear garden.

Exterior: Front aspect: A stone chipped driveway offering hardstanding for two vehicles, gated side access leading to rear garden. Rear garden: Large East facing garden enclosed with wooden panel fencing, two patio areas being mainly laid to lawn with various trees and brick built storage shed.

Lounge/diner: 13'11 x 10' 1

Kitchen: 10' 4 x 10' 3

Bedroom one: 16' 10 max x 10' max

Bedroom two: 10' 4 x 10' 4







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(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 	