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

46, The Highgrove
Bishops Cleeve GL52 8JB

£285,000



FOR SALE

A spacious extended modern three bedroom cottage style property situated in the highly sought after area of Bishops Cleeve. The property benefits from a double storey extension offering well planned living accommodation with generous lounge, separate dining room and modern fitted kitchen. To the first floor there is a bathroom and three good sized bedrooms. To the exterior there are two enclosed separate gardens with the rear garden benefiting from a southerly aspect. There is ample car hardstanding and a barn style car port.

Entrance hall with doors to cloaks cupboard and lounge. Lounge: double aspect windows, exposed timber ceiling beams, stairs to landing and first floor living accommodation, door to kitchen. Kitchen: window and door to rear garden, fitted with a matching range of eye and base level storage units with built-in fan assisted oven and combination microwave oven, gas hob with extractor hood, space and plumbing for washing machine and appliance space, door to dining room: Dining room: window to rear garden and door to patio.

First floor: landing, trap to loft space, doors to bathroom, bedrooms one, two and three. Bathroom: comprising bath with tiled splashbacks, pedestal wash hand basin and WC. Bedroom one: window to front aspect, built-in wardrobe. Bedroom two: window to rear aspect, built-in airing cupboard housing gas combination boiler. Bedroom three: window to rear aspect.

Exterior: To the rear of the property there are two separate gardens the largest being enclosed and south facing with wooden panelled fencing and five bar gate, being mainly laid to stone chippings. The other garden also enclosed and mainly laid to patio. The property further benefits from a hardstanding for one vehicle and also has a car port.







Total area: approx. 79.1 sq. metres (851.1 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+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	