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

52, Medoc Close
GL50 4SP

£259,950



FOR SALE

Situated in a popular residential area is this spacious two double bedroom semi detached house. The property offers comfortable well planned living accommodation featuring entrance hall, lounge/dining room and modern fitted kitchen with integrated appliances. On the first floor there is a modern bathroom suite and two double bedrooms. To the exterior there is an enclosed garden with wooden decking and Astro turf and to the rear of the property there is a carport with off road parking for two vehicles.

Entrance hall with door to lounge/dining room. Lounge/dining room: window to front aspect, staircase with contemporary embedded glass panel wooden to landing and first floor living accommodation. Kitchen: window and door to rear garden fitted with a matching range of eye and base level storage units with integrated appliances to include fan-assisted oven and gas hob with extractor hood, appliance space, ceramic tile flooring and built-in storage cupboard.

First floor: landing, trap to boarded loft space with loft ladder, doors to bathroom and bedrooms one and two. Bathroom: window to side aspect, modern white suite comprising bath with tiled splashbacks fitted with shower unit, vanity unit, WC and built-in airing cupboard. Bedroom one: window to front aspect. Bedroom two: window to rear aspect.

Front garden being mainly laid to lawn with rose bushes and flower and shrub borders and gated side access to rear garden. Rear garden: enclosed with wooden panel fencing, wooden decking and laid to Astro turf, to the rear of the property there are double wooden gates giving access for parking for two vehicles and car port.

Lounge/ dining room: 17' 2 max x 12' 9 max

Kitchen: 12' 9 max x 9' 7 max

Bedroom one: 12' 9 max x 11' 7 max

Bedroom two: 12' 9 max x 9' 2 max







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	95
(81-91) B		
(69-80) C		
(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

