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

25, Middlehay Court  
Bishops Cleeve GL52 8TE

**£140,000**



FOR SALE

Set in a small cul-de-sac in a popular area of Bishops Cleeve is this smart one bedroom ground floor maisonette with enclosed garden, The property comprises open plan lounge/dining/kitchen, bedroom and modern en-suite bathroom. kitchen: fitted a range of storage units and integrated appliances. To the exterior is an attractive south facing garden and allocated off road parking for one vehicle. The property is convenient to village amenities. \* NO ONWARD CHAIN \*

Entrance porch to open plan lounge/dining/kitchen area :lounge window to front aspect with built in storage cupboard. Kitchen area: window and door to rear garden and door to bedroom, fitted with a range of storage units with built-in appliances to include fan-assisted oven, gas hob and extractor hood and appliance space. Bedroom: window to rear garden, fitted with two built-in wardrobes and door to en-suite/bathroom. en-suite: Modern white suite comprising bath with Mira shower unit, WC with concealed cistern and vanity sink unit.

Exterior, front garden: mostly laid to stone chippings with patio leading to front door, two built-in storage cupboards, separate off road parking for one vehicle to the rear of the property. Rear garden: South-facing enclosed garden being mainly laid to stone chippings with patio area, garden shed and gated rear access.

Lounge/dining/kitchen area: 24' 2 max x 11' 9 max

Bedroom: 9' 8 max x 6' 9 max











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	