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

11, The Cornfields
Bishops Cleeve GL52 7YQ

£249,950



FOR SALE

An opportunity to acquire this spacious two bedroom property situated in a sought after area in Bishops Cleeve with lovely views over an open green, the property is convenient to the village centre with its local schooling and extensive range of shopping facilities and amenities.

The accommodation comprises, entrance porch to entrance hall with wooden laminate flooring, door to lounge/dining room and archway to kitchen. Lounge/dining room: double glazed window and door to patio and rear garden, stairs to landing and first floor living accommodation. Kitchen: window to front aspect with attractive views over open green, fitted with a matching range of eye and base level storage units, built in fan assisted oven with four ring gas hob, space and plumbing for washing machine, appliance space, wooden laminate flooring and wall mounted Worcester gas combination boiler.

On the first floor: landing, trap to loft space, doors to bathroom and bedrooms one and two. Bathroom: double glazed Velux window to front aspect, modern white suite comprising bath with tiled splash backs fitted with a Mira shower unit, pedestal wash hand basin with tiled splash backs and mirror light over, WC, tiled flooring and extractor fan. Bedroom one: window to rear garden, useful recess with hanging rails and built in airing cupboard with linen shelves and electric bar heater. Bedroom two: window to front aspect with views over open green.

The property benefits from gas fired central heating and is double glazed throughout.

Exterior: Front garden being mainly laid to lawn, tarmacadam driveway offering hard standing for two vehicles. Rear garden: with patio area being mainly laid to lawn with gated rear access.

Lounge/dining room: 15'7 max x 11'10 max

Kitchen: 8' x 7'2

Bedroom one: 11'9 x 8'7

Bedroom two: 11' max x 6'9 max

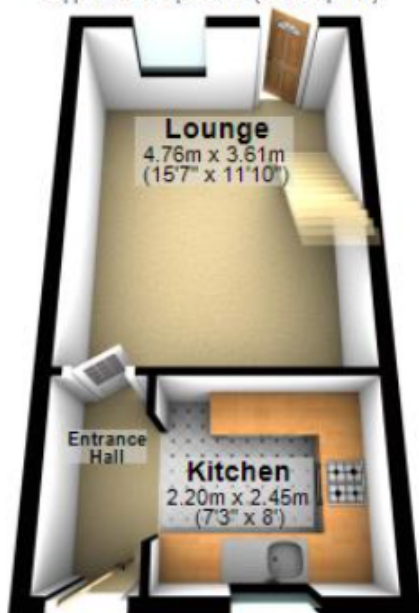






Ground Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 51.0 sq. metres (548.7 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		
(92-100) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <div>EU Directive 2002/91/EC</div>		