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

12, Ashmead Drive  
Gotherington GL52 9ES

**£450,000**



FOR SALE



A spacious stone built three bedroom chalet style semi detached house situated in a prime location within the beautiful village of Gotherington. The well planned living accommodation features generous lounge, separate dining room and fitted kitchen with built-in oven and hob. On the first floor there is a modern bathroom suite and three good size bedrooms with fitted wardrobes. Outside there is an attractive west facing enclosed rear garden complimented with a large porcelain patio area and a block paved driveway leads to a newly erected detached garage.

Location: Gotherington is a beautiful thriving North Gloucestershire village which benefits from a number of amenities including an excellent village stores/post office, community centre, popular primary school and public house and garden centre, the village is also surrounded by lovely open farmland ideal for country walks. The larger regional centre of Bishops Cleeve is approximately 1 mile distance, providing an excellent range of day to day shops, supermarkets, Chemists, cafes, bakers, restaurants' doctor's surgery and good secondary school. The Spa town of Cheltenham is approximately 6 miles away.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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