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

7, Kerstin Close  
GL50 4SA

**£329,950**



FOR SALE



A spacious modernised three/four bedroom link detached house situated in a sought after area. The well planned living accommodation features large lounge, modern fitted kitchen/diner, family room/bed four, shower/ cloaks room and utility area. On the first floor there are three good size bedrooms and a modern bathroom suite. To the exterior is a smart front garden and an enclosed rear garden.

Entrance: stairs to landing and first floor living accommodation, open plan lounge and door to family room/ bedroom four. Lounge: open plan with window to front aspect, archway to kitchen/diner, double glazed door to conservatory. Kitchen/dining room: fitted with a matching range of white eye and base level storage units with built-in and integrated appliances to include fan assisted oven, microwave and dishwasher, door to larder and inner hall. Conservatory: French doors to patio and rear garden. Inner hall with utility, doors to garden and shower room. Utility area: matching cupboards, space and plumbing for washing machine and appliance space. Shower room: modern fully tiled white suite with built-in shower with rain style head and chrome heated towel rail.

First floor: landing with trap to loft space, doors to airing cupboard, bathroom and bedrooms one, two and three. Bathroom: modern white suite, comprising bath fitted with Mira shower unit and shower screen, wash hand basin, WC and chrome heated towel rail. Bedroom one: window to front aspect, wall mounted air-conditioning unit and built-in storage cupboard. Bedroom two: window to rear aspect and wall mounted air-conditioning unit. Bedroom three: window to front aspect and wall mounted air-conditioning unit.

Front garden is smartly laid to grey block paving with stone chippings. Rear garden is enclosed with wooden panel fencing with block paved patio and double wooden gates giving access to a driveway.

Lounge 15' 9 x 11' 6

Kitchen/dining room 14' 9 x 11' 10 max

Conservatory 9' 7 x 8' 1

Bedroom one: 14' 8 max x 8' 11 max

Bedroom two: 12' 1 x 7' 8











Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	