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

39, Station Road  
Bishops Cleeve GL52 8HH

**£284,950**



FOR SALE



A rare opportunity to acquire this attractive, period two bedroom cottage benefiting from generous attractive mature gardens. The property is situated in a highly sought after non-estate location within the heart of the village, having been newly extended and substantially renovated in recent years. Featuring cosy sitting room with fire place, kitchen/diner with replacement kitchen, solid oak flooring and substantial Indian sandstone patio and attractive enclosed gardens. \*No onward chain\*

Entrance: door to sitting room, bay window to front aspect with pleasant outlook towards church spire. Feature cast iron fireplace with marble hearth and wooden surround fitted with gas flame effect fire, solid oak flooring, exposed timber ceiling beam, bay window with seat, door to kitchen/diner. Kitchen/diner: sash windows and stable door to patio and rear garden. Modern fitted kitchen with a matching range of eye and base level storage units, Belfast sink unit with solid oak worktops and drainage grooves, integrated washing machine, Range master cooker with extractor hood, appliance space, newly laid solid oak flooring, LED down lighters, roof lantern and stairs to first floor living accommodation.

Landing: Exposed timber wall beams, door to shower room and bedrooms one and two. Shower room: Window to side aspect, modern white suite comprising built in shower, fitted with Mira shower unit, WC and wash hand basin. Bedroom one: Window to front aspect with views to village church, exposed timber ceiling beams, trap to loft space. Bedroom two: Sash windows with pleasant outlook over attractive gardens, built in wardrobe and built in airing cupboard.

Exterior: Front garden with a wrought iron gate and pathway leading to the rear garden, generous enclosed garden being laid to lawn with specimen trees, flower and shrub borders with particular note to a substantial Indian sandstone patio area.

Sitting room: 13'9 x 11'7 max

Kitchen/diner 14' 4 x 10' 8

Bedroom one: 11'11 max x 8'10 max

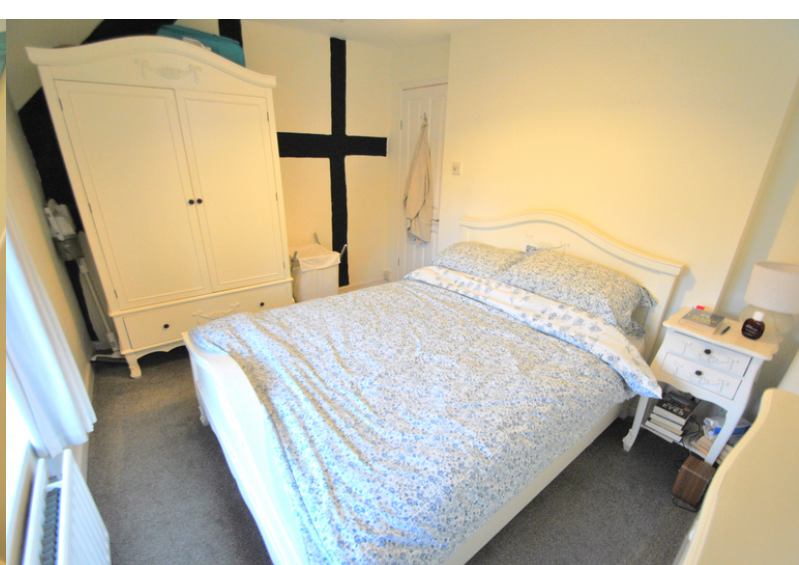
Bedroom two: 9'5 max x 8'3 narrowing 7' 9





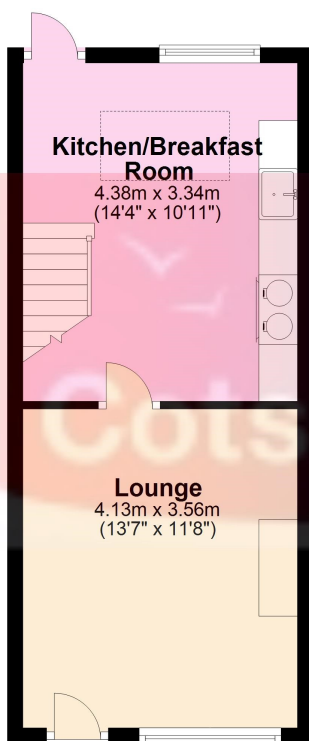






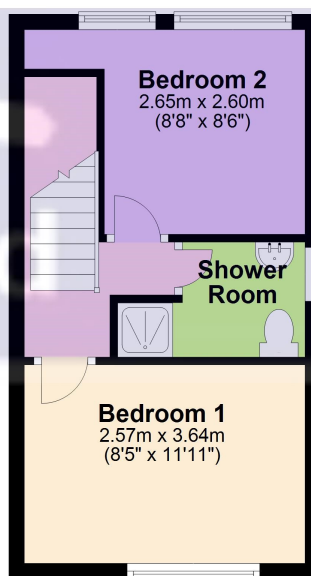
### Ground Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



### First Floor

Approx. 25.2 sq. metres (270.9 sq. feet)



Total area: approx. 54.9 sq. metres (590.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		61
(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		