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

1, Gotherington Lane
Bishops Cleeve GL52 8EN

£300,000



FOR SALE

A rare opportunity to purchase this substantial 1930s bay-fronted semi-detached home with three double bedrooms, located on a well-known road in a non-estate setting in Bishops Cleeve. The property sits on a large plot and offers excellent potential, although it requires significant modernisation.

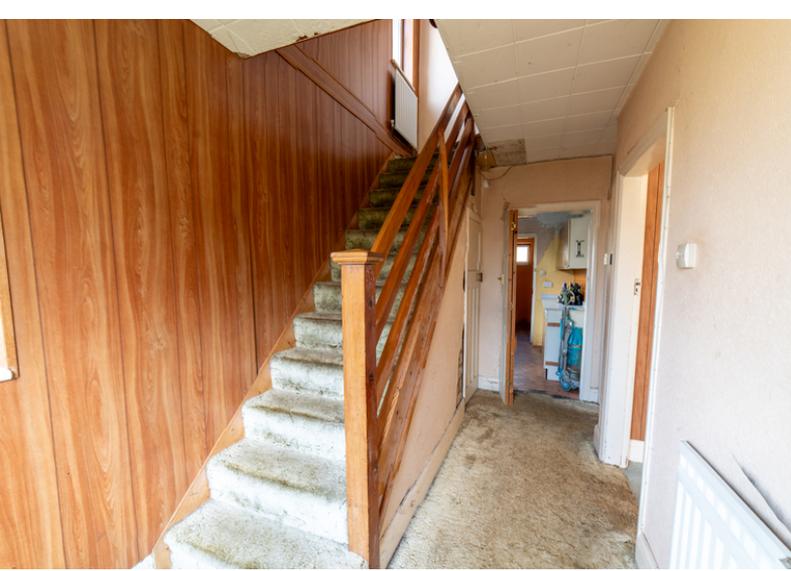
The spacious accommodation is arranged over three floors and comprises an entrance hall, lounge, dining room, family room, kitchen and utility area. On the first floor there is a bathroom and two double bedrooms, while the second floor features the main bedroom with lovely views towards Cleeve Hill, along with a separate shower room.

Outside, there is a driveway providing parking for up to six vehicles, leading to a detached garage. To the rear is a substantial south-facing garden, mainly laid to lawn, with a patio area and a variety of mature trees. ** FLOOR PLAN AND FURTHER PHOTOS TO FOLLOW **

Location: Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, excellent eateries and a lively café scene in addition to doctor's surgeries and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, the Spa town of Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts, commuter transport links are strong with regular bus routes and easy access to Cheltenham.

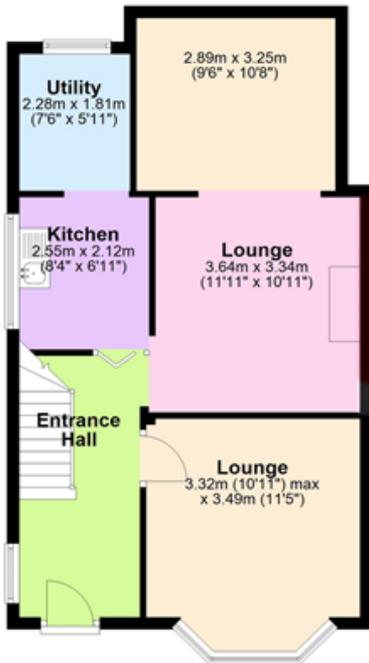






Ground Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.3 sq. feet)



Total area: approx. 117.1 sq. metres (1260.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	