



**Bishops Cleeve**

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ESTATE AGENTS



# Bishops Cleeve

Tawny Close, Bishops Cleeve, Cheltenham, GL52 8GX

£350,000 Freehold

**An attractive 3 bedroom family house, situated in this popular residential location with a garage and parking.**

GARAGE & PARKING • entrance hall • cloakroom • living room • kitchen/dining room • 3 bedrooms • en suite shower & family bathroom • well tended rear garden • gas central heating • double glazing • close to excellent amenities

## Description

A well presented 3 bedroom, end of terrace house, built approximately 11 years ago by Bovis Homes. This much loved home has a welcoming hallway; generous living room with dual aspect and additional feature bay window allowing plenty of light; cloakroom; and a modern fitted kitchen/dining room with a range of contemporary white units, built-in appliances and French doors to the enclosed rear garden. On the first floor, there are 3 bedrooms, the principle bedroom with an en suite shower, and a family bathroom with a modern white suite. Outside, there is a west facing garden which is laid with artificial lawn and has raised planted borders, a paved patio, and pathways leading to the front and rear gated pedestrian access. The property benefits from parking, and there is also a garage underneath a neighbouring coach house which has a lease with 999 years from 2013.

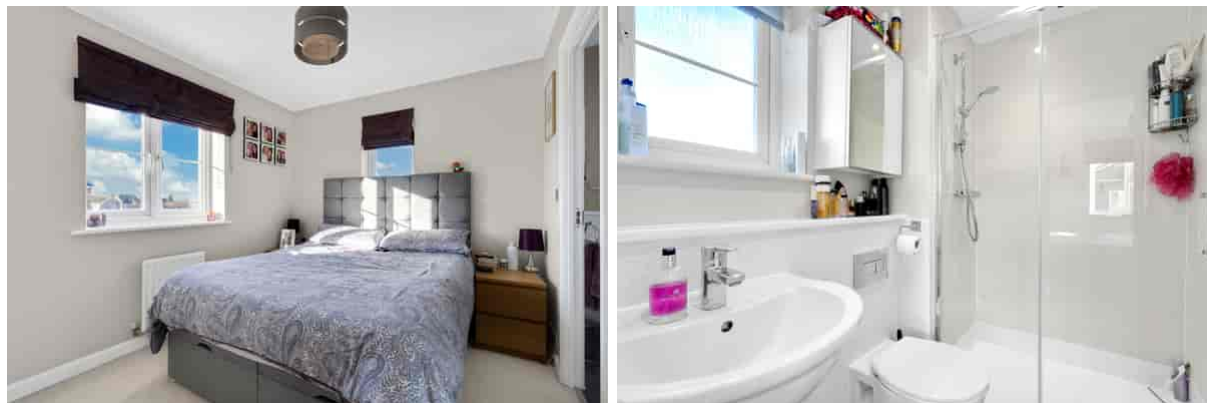
## Further Information:

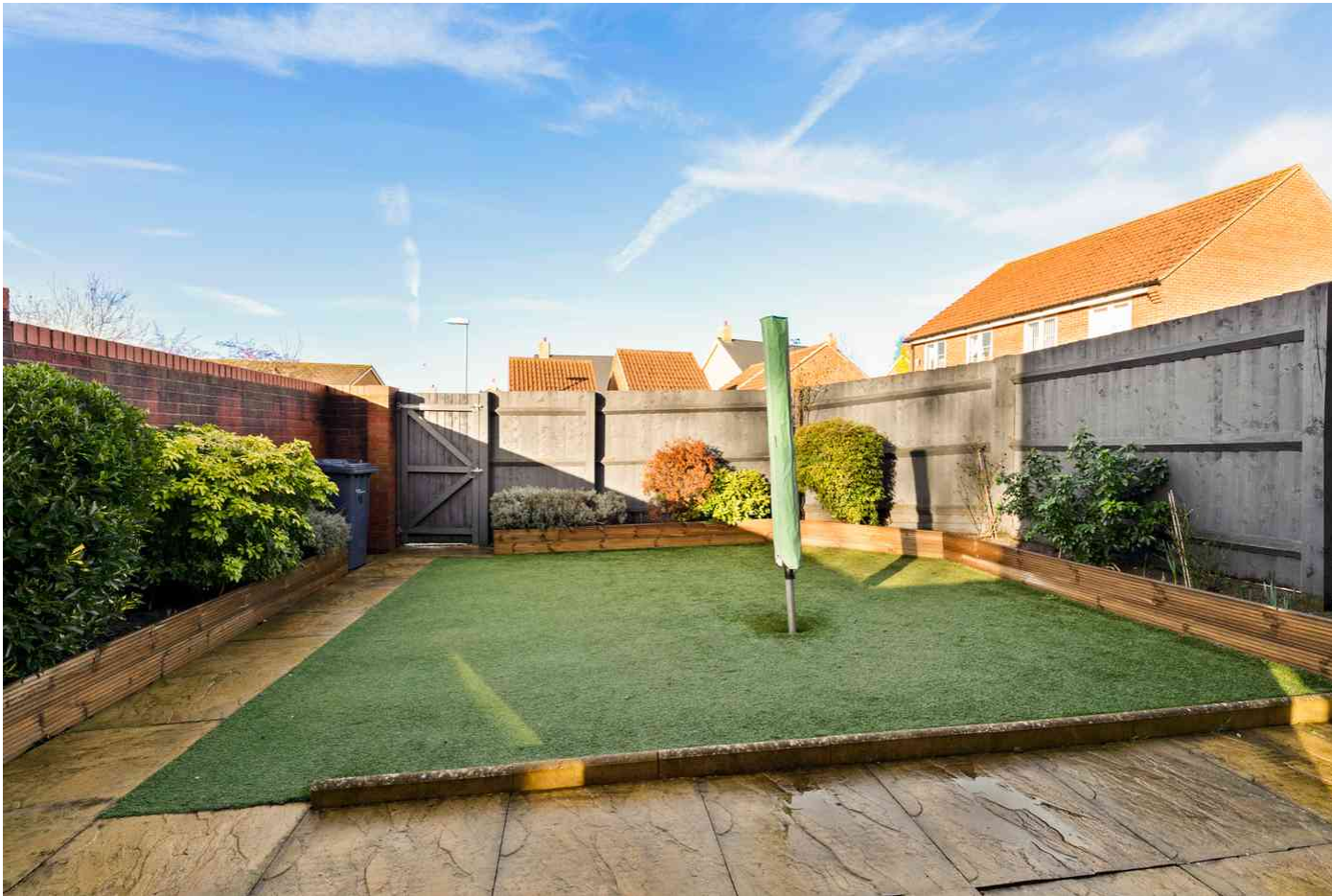
**Local Authority** Tewkesbury Borough Council. **Tax Band** C. **Electricity** Mains.

**Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

**Please Note** There is a service charge payable of approximately £344.00 per annum.



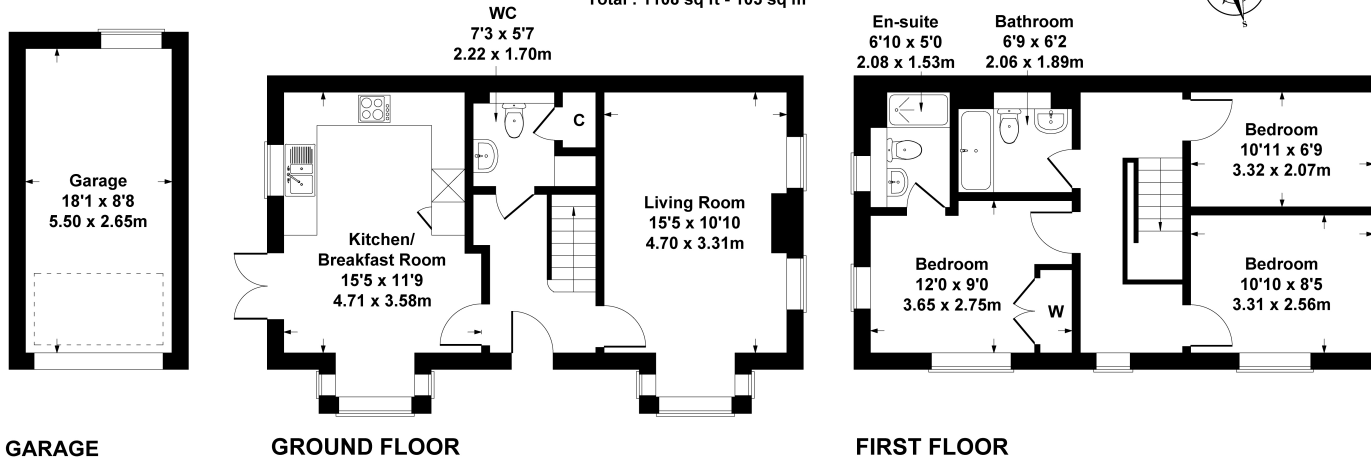


### Situation

Tawny Close is situated close to the centre of Bishops Cleeve with easy access to the A435 to Cheltenham or north to Tewkesbury and the M5 J9. The village offers extensive amenities including a Tesco supermarket, post office, doctors surgery, pubs/restaurants, and schools for all ages. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

## 18 Tawny Close

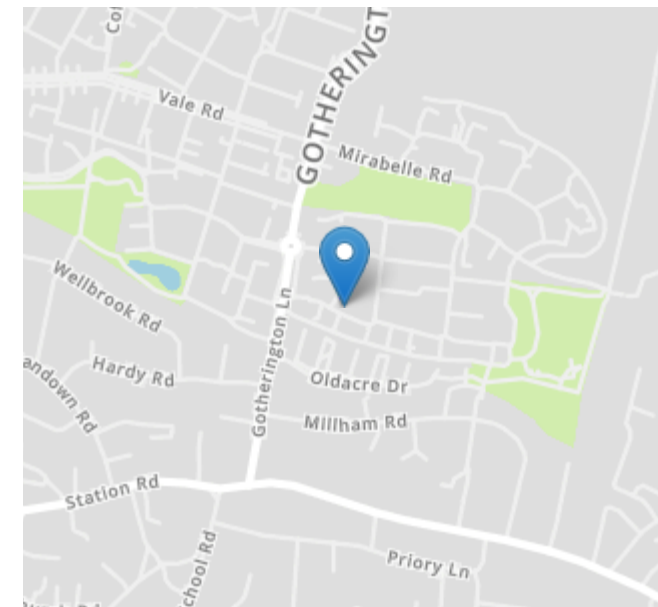
Approximate Gross Internal Area  
House : 947 sq ft - 88 sq m  
Garage : 161 sq ft - 15 sq m  
Total : 1108 sq ft - 103 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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	

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