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

2, Bluebell Court  
Bishops Cleeve GL52 8RU

**£234,950**



FOR SALE

Set in a highly sought after area within a small cul-de-sac is this spacious two bedroom semi-detached coach house. The property offers light and airy living accommodation comprising lounge/diner, modern fitted kitchen with built-in and integrated appliances, two good size bedrooms and modern bathroom suite. To the exterior there is a driveway leading to an integral garage with utility room. \* NO ONWARD CHAIN \*

Entrance porch to entrance hall with stairs to first floor living accommodation. Lounge/dining room: window to front aspect, archway to kitchen and door to inner hall. Kitchen: velux window to rear aspect, modern fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, gas hob and extractor hood, dishwasher and fridge-freezer. Inner hall: large trap to loft space with pull down ladder, built-in storage cupboard and doors to bathroom and bedrooms one and two. Bathroom: velux window to rear aspect, modern white suite comprising bath with tiled splashbacks, fitted with shower unit and shower screen, wash hand basin, WC and ceramic tiled flooring. Bedroom one: window to front aspect and built-in double wardrobe. Bedroom two: window to rear aspect.

Exterior: A driveway leads to an integral garage. Garage: power and light and door to utility room: space and plumbing for washing machine, appliance space and wall mounted gas combination boiler which was newly installed in 2023.





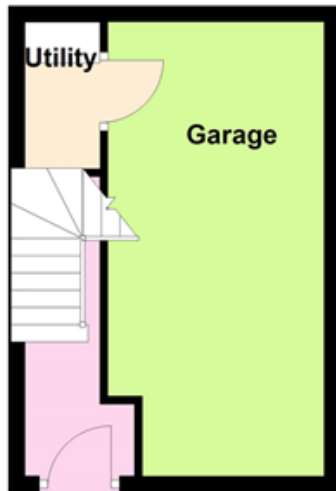






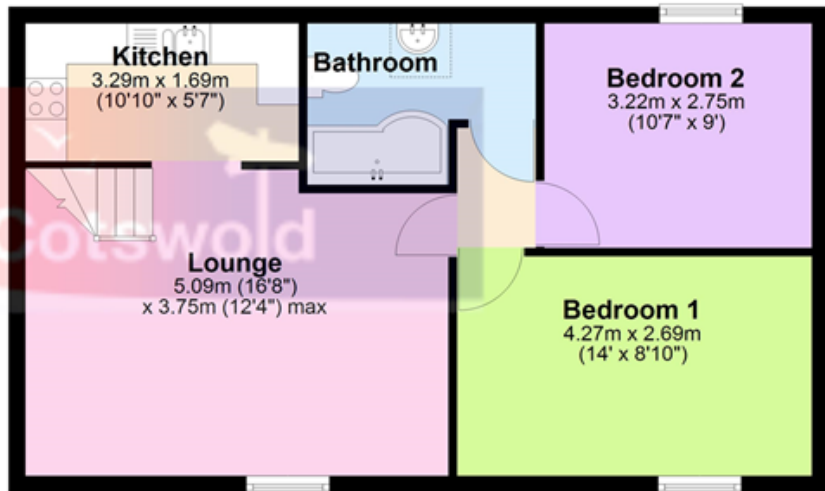
### Ground Floor

Approx. 20.0 sq. metres (214.9 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.0 sq. feet)

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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>	75	76
(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	