



Tel: 01242 676767

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

10, Icombe Close
Bishops Cleeve GL52 8TQ

£249,950



FOR SALE

Set in a desirable area within a small cul-de-sac is this modern well presented two bedroom property. The spacious well planned living accommodation comprises entrance hall, lounge/diner and modern extensively fitted kitchen with built-in and integrated appliances. On the first floor there are two good size bedrooms and a shower room. To the outside is an attractive south facing landscaped rear garden and allocated off road parking for two vehicles. ** NO ONWARD CHAIN **

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, Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts. For the commuter transport links are strong with regular bus routes and easy access to the M5 Tewkesbury and M4 corridor via the A40/A419.

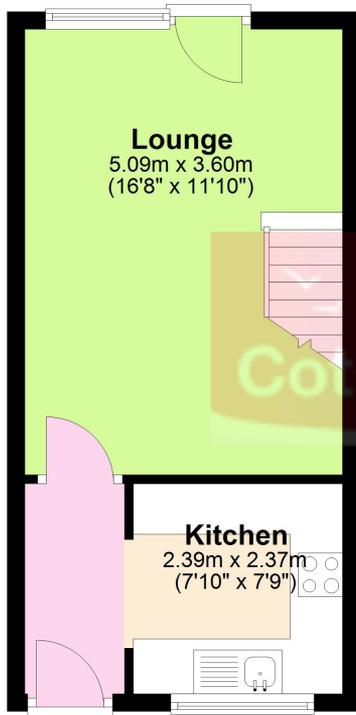






Ground Floor

Approx. 27.3 sq. metres (293.9 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	