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

26, Grange Drive
Bishops Cleeve GL52 8LW

£270,000



FOR SALE

An excellent opportunity to acquire this attractive two bedroom cottage style end of terrace property. Situated in a prime location the property offers comfortable well planned living accommodation comprising lounge with feature Inglenook style fireplace and a kitchen/diner with built-in appliances. On the first floor there are two bedrooms with built-in wardrobes and bathroom. To the exterior there is an attractive east facing enclosed garden and parking leading to garage. No onward chain *Further photos to follow*

The accommodation comprises: entrance hall to lounge. Lounge: window to front aspect, feature brick Inglenook fireplace fitted with gas coal effect living flame fire (not tested), wooden laminate flooring, stairs to landing and first floor living accommodation and door to kitchen/diner. Kitchen/diner: window and French doors to patio and rear garden, modern fitted kitchen comprising a matching range of eye and base level storage units, breakfast bar, built-in fridge-freezer, Smeg stainless steel range cooker with stainless steel splashbacking and extractor hood (not tested), washing machine and dryer (not tested). Dining area with French doors to rear garden and wooden style ceiling beam.

First floor landing with trap to loft space, built-in airing cupboard, doors to bathroom and bedrooms one and two. Bathroom: window to rear aspect, modern white fully tiled suite comprising: bath with Mira shower unit, vanity unit and WC with concealed cistern, matching range of cupboards, wall mounted chrome towel radiator and ceramic tiled flooring. Bedroom one: window to front aspect, built-in double wardrobe and storage cupboard. Bedroom two: velux window to rear aspect and built-in wardrobe.

Exterior: small front garden being laid to plum slate chippings, block paved driveway leading to garage under coach house. Enclosed with wooden panel fencing with patio area and being laid to stone chippings and various flower and shrub borders and gated side access.

Lounge: 14' 4 x 11' 5 max

Kitchen/diner: 14' 7 max x 14' max

Bedroom one: 13' 9 max x 11' 6 max

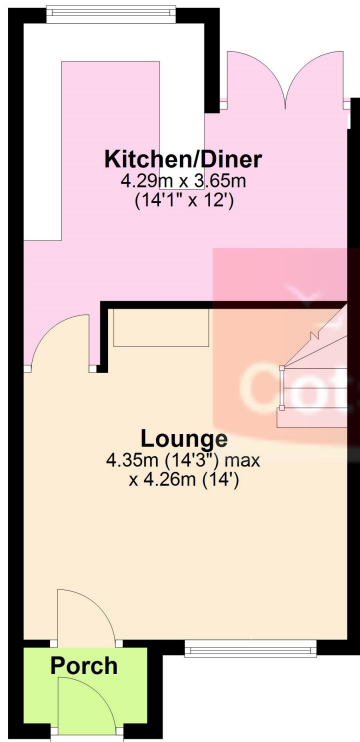
Bedroom two: 7' 9 x 7' 5





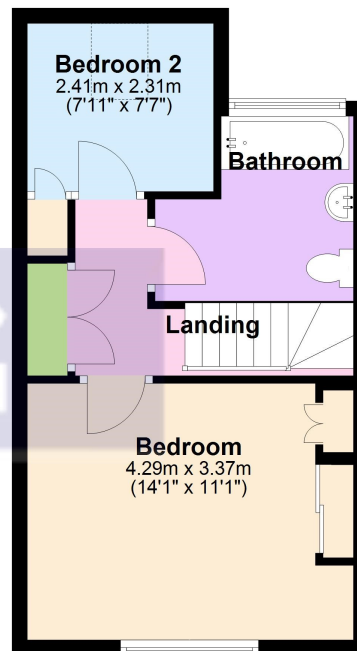
Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 