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

103, Unwin Road  
GL51 6TN

**£159,950**



FOR SALE



Set in a pleasant location within a small cul-de-sac is this spacious two bedroom first floor flat. The property offers comfortable well planned living accommodation featuring generous lounge, modern kitchen/diner with built-in appliances, modern bathroom suite, separate WC and two double bedrooms. It is convenient to local shopping facilities and amenities.

Communal entrance hall with stairs to first floor and apartment 103

Entrance hall with built-in storage cupboard and airing cupboard and doors to lounge, kitchen/dining room, bathroom, separate WC and bedrooms one and two. Lounge: window to front aspect, fireplace fitted with electric coal effect fire. (not tested). Kitchen/dining room : window to front aspect, fitted with a modern matching range of eye and base level storage units, with built-in fan assisted oven and gas hob, space and plumbing for washing machine, appliance space, wall mounted Worcester gas combination boiler and ceramic tiled flooring. Bathroom: fully tiled modern white suite, bath with Mira shower, shower screen, vanity unit and heated towel radiator. Bedroom one: window to rear aspect. Bedroom two: window to rear aspect.

The property benefits from a generous lockable storage cupboard within the communal entrance hall.





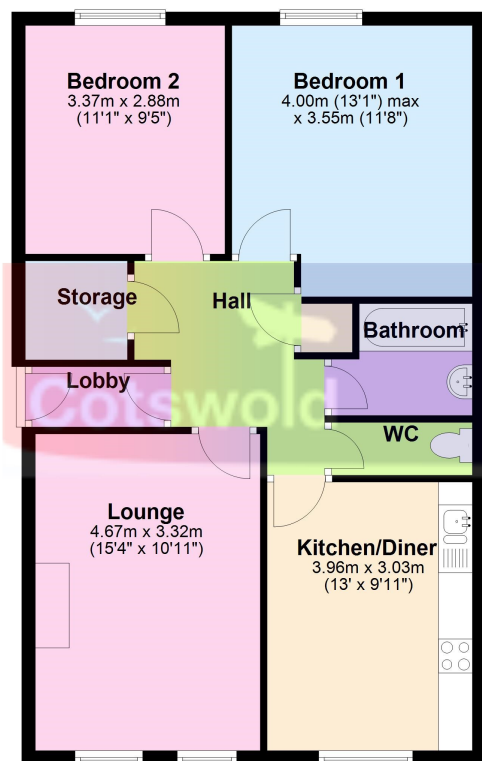






### First Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.1 sq. feet)

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>	81	81
(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	