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

8, Kayte Lane  
Bishops Cleeve GL52 8AT

**£375,000**



FOR SALE

Cotswold are delighted to offer for sale this spacious bay fronted detached bungalow, situated in a highly sought after none estate village location. The property has lovely views to Cleeve Hill and features entrance hall, generous lounge/dining room, kitchen/breakfast room, two double bedrooms and shower room. To the exterior a driveway leads to a garage and there is an attractive enclosed rear garden with patio area and greenhouse. \*\* NO ONWARD CHAIN \*\*

Location: 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. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 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>		76
(55-68)	<b>D</b>	67	
(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	