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

20, Jennings Orchard
Woodmancote GL52 9HL

£355,000



FOR SALE

Set in a highly sought after area of Woodmancote is this attractive stone built three bedroom semi detached house. The spacious well planned living accommodation comprises, entrance hall, cloakroom, lounge and recently re-fitted kitchen/dining room with integrated and built-in appliances. On the first floor there are lovely views to Cleeve hill, a modern bathroom suite and three good size bedrooms. To the exterior there is off road parking for two vehicles and an attractive enclosed rear garden.

Entrance hall with karndean flooring and doors to cloakroom and lounge. Cloakroom with modern white suite. Lounge: window to front aspect, feature stone fireplace fitted with electric log burner effect fire, built-in under stairs storage cupboard, karndean flooring, door to kitchen/diner and stairs to landing and first floor living accommodation. Kitchen/diner: Re-fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fridge freezer, dishwasher, washing, washing machine, microwave oven, fan assisted oven and gas hob with extractor hood, karndean flooring and french doors to patio and garden.

First floor: galleried landing with trap to loft space and doors to airing cupboard and bedrooms one, two and three. Bathroom: modern white suite comprising bath with tiled splash backs, fitted with shower unit and shower screen, wash hand basin and W.C Bedroom one: window with views to Cleeve Hill, built-in double wardrobes. Bedroom two: window with attractive views over gardens. Bedroom three: window to rear aspect.

Exterior: front garden being stocked with various shrubs, there is off road parking for two vehicles and gated side access leads to rear garden. Rear garden: attractive enclosed garden with patio area, pergola and laid to lawn with various flower and shrub borders.

Lounge: 16' 3 max x 12' 7 max

Kitchen/diner 15' 4 x 9' 3

Bedroom one: 10' 11 x 8' 3

Bedroom two: 12' 8 x 8' 3

Bedroom three: 9' 2 x 6' 10







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	