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

35, Farriers Reach
Bishops Cleeve GL52 7UZ

£265,000



REDUCED

Set in small cul-de-sac within a highly desirable area of Bishops Cleeve is this attractive modern black and white two bedroom cottage style property. The well planned living accommodation features lounge with brick inglenook fireplace, generous kitchen/dining room, bathroom and two bedrooms. To the exterior there is an east facing enclosed rear garden, off road parking and garage. The property is convenient to the village centre with its wide range of shopping facilities and amenities.

Entrance hall with door to lounge. Lounge: window to front aspect, feature brick inglenook fireplace, exposed timber ceiling beam and wall lights, stairs to first floor living accommodation, door to kitchen/dining room with window and french doors to patio and garden, kitchen fitted with a matching range of storage units, built-in fan assisted oven, gas hob and extractor hood, space and plumbing for washing machine and appliance space, attractive exposed brickwork, ceiling beam and LED down lighters.

First floor: Landing with trap to loft space and doors to bathroom, bedroom one and two. Bathroom: window to rear aspect, bath with tiled splashbacks fitted with Mira shower unit, vanity unit and WC with concealed cistern, built-in airing cupboard. Bedroom one: window to front aspect and built-in double wardrobe. Bedroom two: window with views to fields and Cleeve Hill and built-in wardrobe.

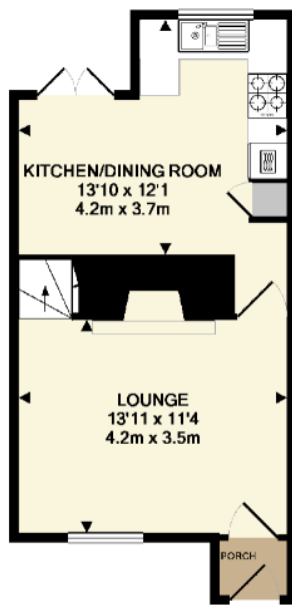
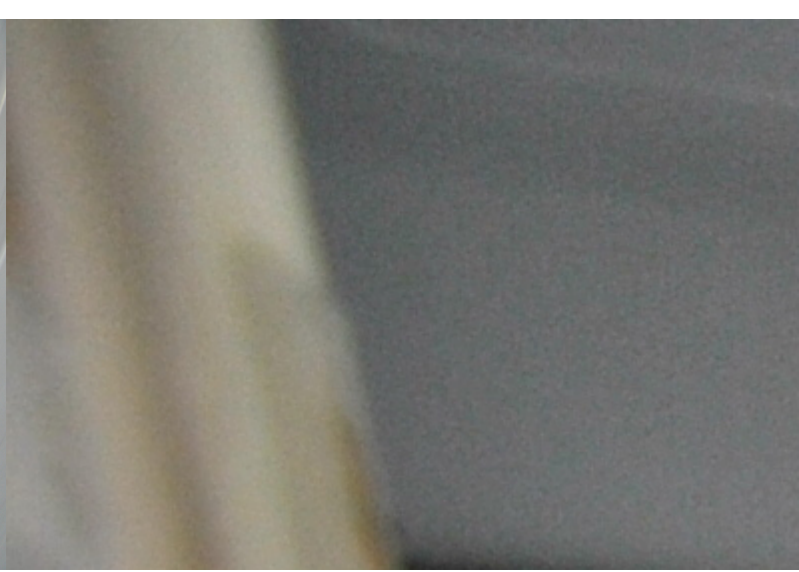
Exterior: Front garden being laid to stone chippings. Rear garden: East facing being enclosed with wooden fencing, patio area and laid to lawn with various trees and flower and shrub borders and gated side access.

The property benefits from off road parking and garage.

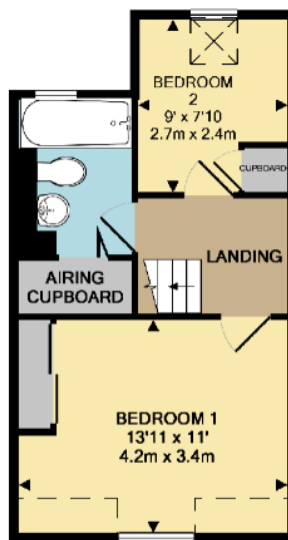
Garage: 18' x 8'6







GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ. FT.
(31.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 331 SQ. FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 673 SQ. FT. (62.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	