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

59, Oakfield Road  
Bishops Cleeve GL52 8LA

**£397,500**



FOR SALE



Set in an attractive village location overlooking an open green with lovely views to Cleeve hill is this spacious three bedroom semi-detached house. The property has been extensively modernised and offers comfortable well planned living accommodation with reception hall, generous lounge/diner, re-fitted kitchen with integrated appliances, replacement bathroom suite and double bedroom. To the first floor there is a double bedroom with en-suite and a single bedroom. To the exterior is a large driveway for five vehicles and double car port. There is a good size east facing rear garden with feature garden room. No onward chain

Reception hall with views to open green, doors to lounge/diner, bedroom two, bathroom and stairs to landing and first floor living accommodation. Lounge/diner: bi-folding doors to patio and rear garden and fireplace. Kitchen: recently fitted comprising matching range of eye and base level storage units with built-in and integrated appliances with fan assisted oven, ceramic hob with extractor hood and integrated dishwasher, appliance space and door to side aspect. Bathroom: recently replaced suite comprising bath with tiled splashbacks fitted with shower with rain style head, shower screen, vanity unit and WC . Bedroom two: views to open green.

First floor: landing and doors to bedrooms one and three. Bedroom one: lovely views to Cleeve Hill, en-suite with built-in shower with rain style head, shower screen, vanity unit and built-in eaves storage cupboards and cupboard housing gas combination boiler. Bedroom three: lovely views to Cleeve Hill.

Exterior: front garden being stocked with various flower and shrub borders, ample parking with driveway and stone chipped hardstanding with room for five vehicles and double car port. Rear garden is east facing with substantial patio area with flower and shrub borders. There is a garden room having been insulated with heating and power points, also incorporating a utility area with sink unit and cupboard units, appliance space.

Entrance hall: 11'9 x 9'

Lounge/dining room: 23' 11 x 11' 1 max two

Kitchen: 9' 1 x 8' 9

Bedroom one: 17' 7 x 15' 9 max

Bedroom two: 12' 5 x 11'











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	