



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

12, Russet Drive
Bishops Cleeve GL52 8FZ

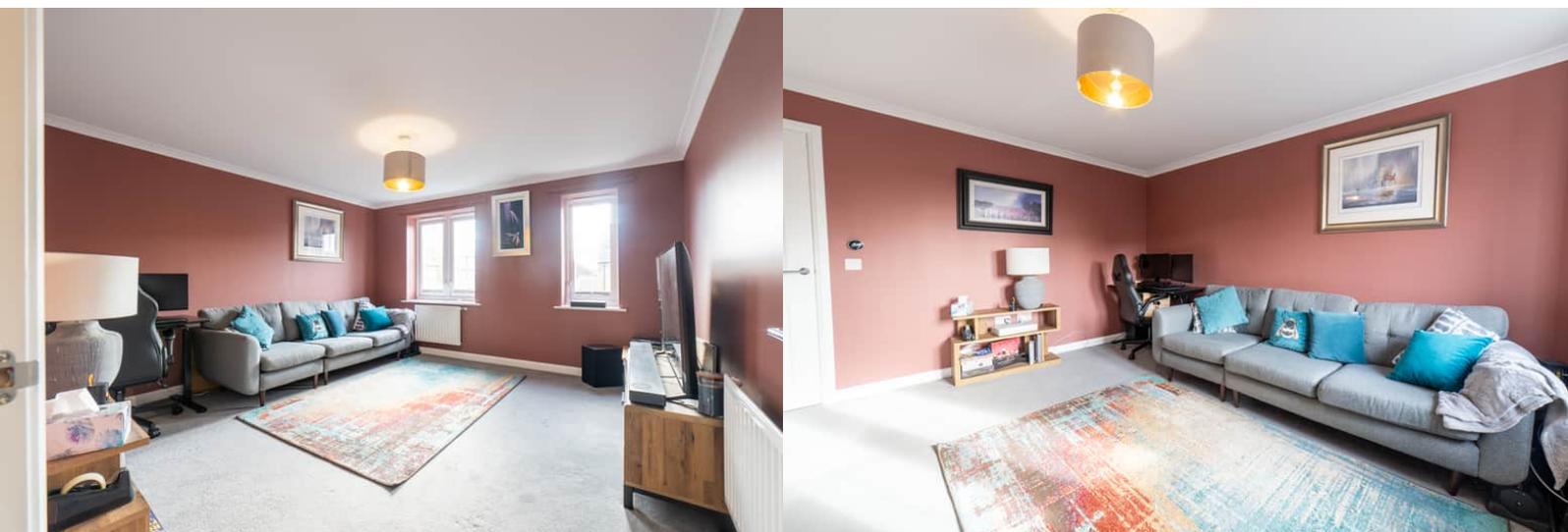
£180,000



FOR SALE

Set in a small cul-de-sac within a sought after area of Bishops Cleeve is this spacious one bedroom first floor apartment with lovely views to Cleeve Hill. The spacious well planned living accommodation features entrance hall, lounge/diner, modern fitted kitchen with built-in appliances, double bedroom and bathroom. To the exterior there is a communal garden, allocated parking and additional visitors parking and a stone built bike/bin store.

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, the Spa town of Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts, commuter transport links are strong with regular bus routes and easy access to Cheltenham.

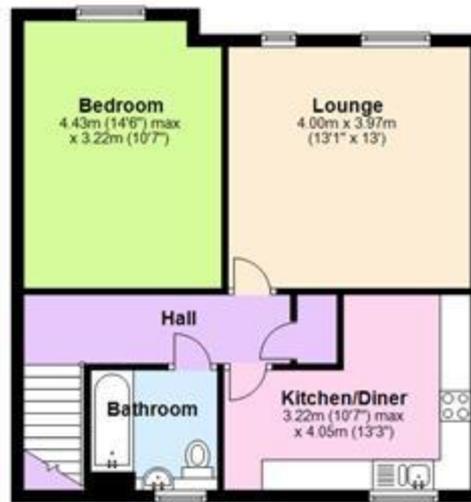






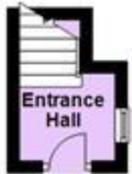
First Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



Ground Floor

Approx. 3.2 sq. metres (34.0 sq. feet)



Total area: approx. 58.1 sq. metres (625.4 sq. feet)

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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	89
(69-80)	C		
(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	