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

12, Cotswold View
Woodmancote GL52 9UE

£525,000



FOR SALE

A stunning stone built three bedroom detached bungalow set in small cul-de-sac within a highly sought after area of Woodmancote. The property offers spacious light and airy living accommodation featuring three double bedrooms with main bedroom having en-suite, generous lounge and separate dining room. There is a conservatory with double doors to attractive landscaped gardens and a modern fitted kitchen with utility room. * No Chain *

The property is convenient to Bishops Cleeve village centre with its wide range of shopping and leisure facilities. The Spa town of Cheltenham is approximately 4 miles distance with its fashionable pavement cafes, wine bars, restaurants, museums, literature festivals and shopping boutiques.

Entrance hall, doors to cloakroom, lounge, kitchen, bathroom, airing cupboard and bedrooms one, two and three. Cloakroom with modern white suite. Lounge: doors to patio and double doors to dining room. Dining room: French doors to conservatory. Conservatory: doors to patio and landscaped garden. Kitchen: window to front aspect, modern fitted kitchen comprising matching range of eye and base level storage units, electric cooker point, extractor hood and appliance space. Utility room: door to rear garden fitted with a matching range of storage cupboards, wall mounted gas combination boiler and door to garage. Bathroom: modern fully tiled white suite comprising bath with shower, vanity unit, WC. Bedroom one: fitted with a matching range of built-in wardrobes, door to en-suite, modern fully tiled white suite comprising: built-in shower with glass bricks, vanity unit and WC. Bedroom two: built-in wardrobe. Bedroom three: built-in double wardrobe.

Exterior: front garden being laid to lawn and stocked with various flower and shrubs, block paved driveway for two vehicles leads to a garage with a remote control up and over door, gated pathway leading to rear garden. Rear garden: Mature east facing landscaped garden with patio, being laid to lawn with various trees and flower and shrub borders.

Lounge: 12' 9 max x 16' 10 max

Dining room: 12' 2 max x 9' 8 max

Conservatory: 11' 1 x 8' 10

Kitchen: 14' 11 x 10' 11 max

Utility room: 7' 9 x 5' 8







Total area: approx. 135.1 sq. metres (1454.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of the plan.
Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	