



Tel: 01242 676767

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

40, Two Hedges Road
Bishops Cleeve GL52 8AA

£389,950



REDUCED

Set in a non-estate village location is this superb early 1900s three bedroom bay fronted semi detached house. The property offers spacious well planned living accommodation featuring Cloakroom, Large lounge/diner and kitchen/breakfast room. On the first floor there are three double bedrooms and a bathroom with separate shower. To the exterior there is a block paved driveway for three vehicles, garage and attractive enclosed rear garden. The property is convenient to local schooling and shopping facilities and amenities of the village centre.

Entrance hall with doors to Lounge/dining room, cloakroom, garage and Stairs to first floor living accommodation. Lounge/dining room: bay window to front aspect, feature fireplace fitted with multi fuel log burner and window to rear garden. Built in storage cupboard and door to kitchen/breakfast room. Kitchen/Breakfast room: French doors to patio and rear garden, modern kitchen fitted comprising a matching range of eye and base level storage units with built in appliances to include fan assisted oven, gas hob with extractor hood, dishwasher, fridge and appliance space.

First floor: landing with trap to loft space and doors to airing cupboard, bathroom and bedrooms one, two and three. Bathroom: modern white suite comprising bath with tiled splash backs, built in separate shower, wash hand basin and WC. Bedroom one: window with shutters to front aspect. Bedroom two: window to front aspect with shutters. Bedroom three: window to rear aspect.

Exterior: property enclosed with Cotswold stone walling and wooden picket fencing, garden being laid to block paving with tree and hard standing for three vehicles. Garage: with power and light. Rear garden: enclosed, with substantial patio area being laid with astro turf with flower and shrub borders and gated side access.

Lounge/dining room: 25' 10 max x 12' 11 max

Kitchen/Breakfast room: 18' 8 max x 8' max

Bathroom: 7' 10 x 7' 10

Bedroom one: 13' 5 max x 9' 11 max

Bedroom two: 11' 4 x 9' 8

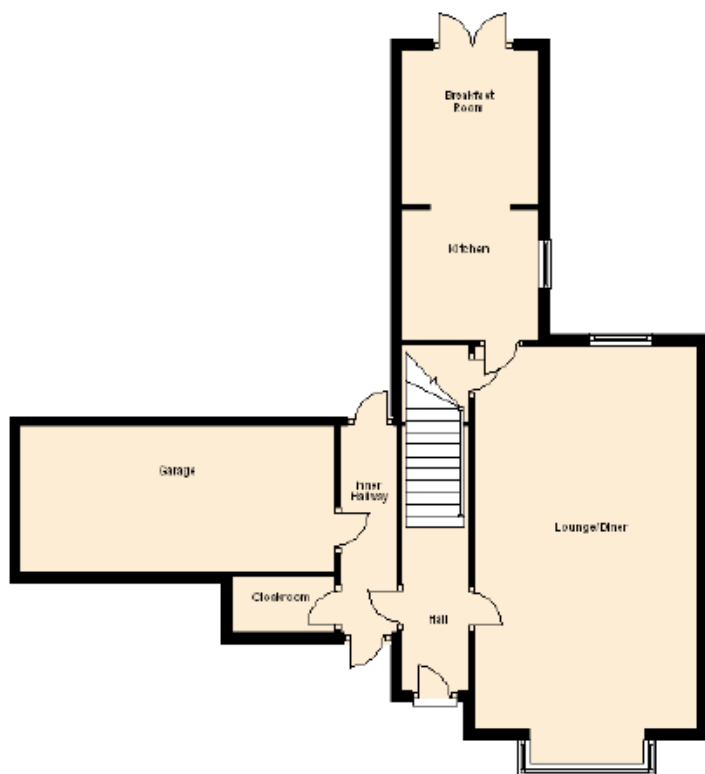
Bedroom three: 12' 7 max x 10' 5 max



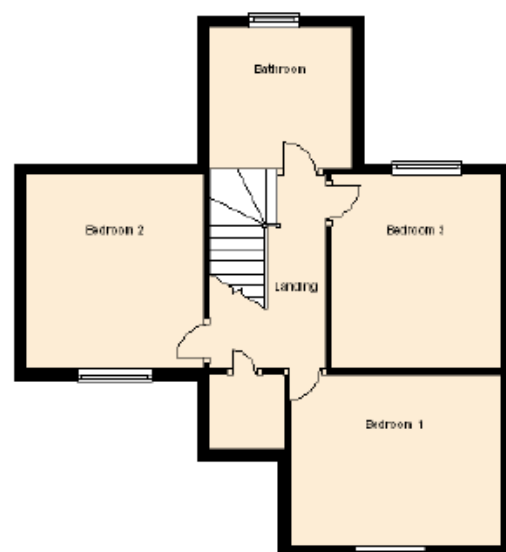




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 