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

42, Cutsdean Close
Bishops Cleeve GL52 8UN

£190,000



REDUCED

A spacious one bedroom end of terrace house set at the end of a small cul-de-sac within a popular area of Bishops Cleeve. The property occupies a larger than average plot and comprises entrance hall, lounge/diner, fitted kitchen, dressing area, double bedroom and bathroom. To the exterior there is hard standing for two vehicles, front garden and enclosed east facing rear garden.

Entrance porch to entrance hall with doors to lounge/dining room and kitchen. Lounge/dining room: window and door to patio and rear garden and stairs to first floor. Kitchen: window to front aspect, fitted with a matching range of eye and base level storage units, built-in oven and gas hob, extractor hood, space and plumbing for washing machine, appliance space, ceramic tiled flooring, wall mounted Worcester gas combination boiler.

First floor: landing with window to side aspect, doors to dressing area, bathroom and double bedroom. Dressing area: velux window to front aspect, desk unit and built-in wardrobes. Bathroom: window to front aspect comprising bath with tiled splash backs fitted with Mira shower unit, WC, hand basin and chrome heated towel rail. Bedroom one: window to rear aspect, wooden laminate flooring and built-in airing/storage cupboard.

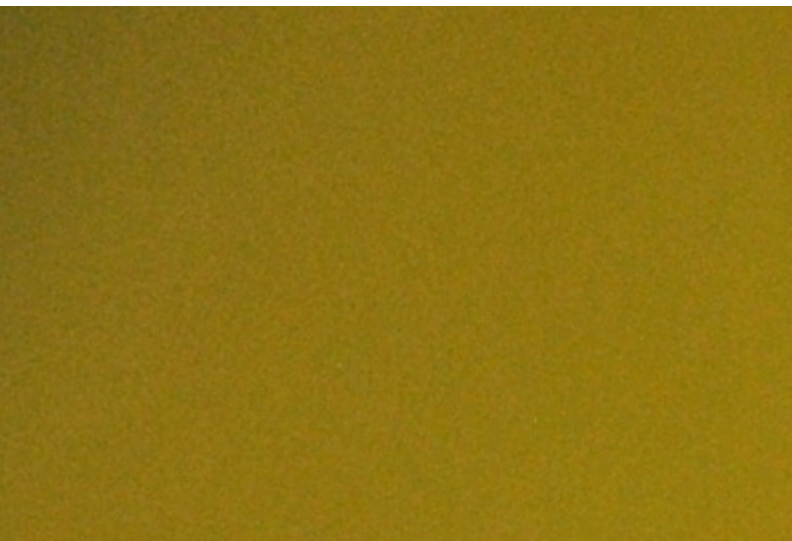
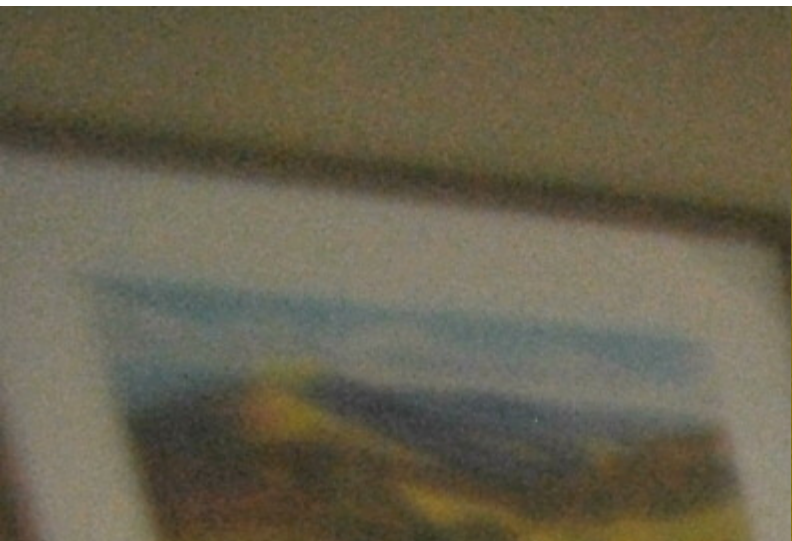
Exterior: to the front of the property there is hard standing for two vehicles and a generous size front garden which is partly enclosed with hedging and fencing, gated side access to rear garden. Rear garden: east facing being enclosed with wooden panel fencing with patio being mainly laid to lawn.

Lounge/dining room: 11' 11 max x 11' 9 max

Kitchen: 8' 2 x 6' 7

Dressing area: 5' 11 x 4' 1

Bedroom one: 12' 4 max x 8' 8 max

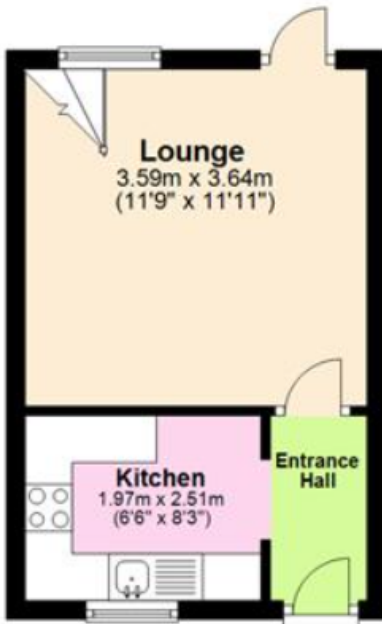






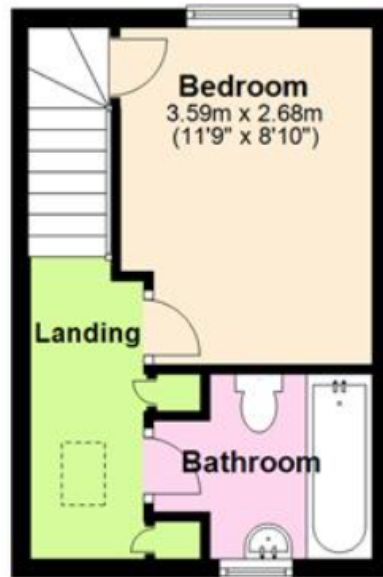
Ground Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.3 sq. feet)



Total area: approx. 41.3 sq. metres (444.1 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 this plan

Plan produced using PlanUp.

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