



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

6, Ellendene Drive
Pamington GL20 8LU

£299,000



FOR SALE

Set in a delightful village location with lovely views to country side is this spacious stone built detached bungalow. The property features spacious well planned living accommodation with large lounge/dining room, kitchen/breakfast room with built-in appliances, bathroom and two double bedrooms. To the exterior there is a driveway for two vehicles leading to garage and an attractive west facing rear garden with a beautiful outlook to fields and countryside.

* The property has recently been re-wired throughout *

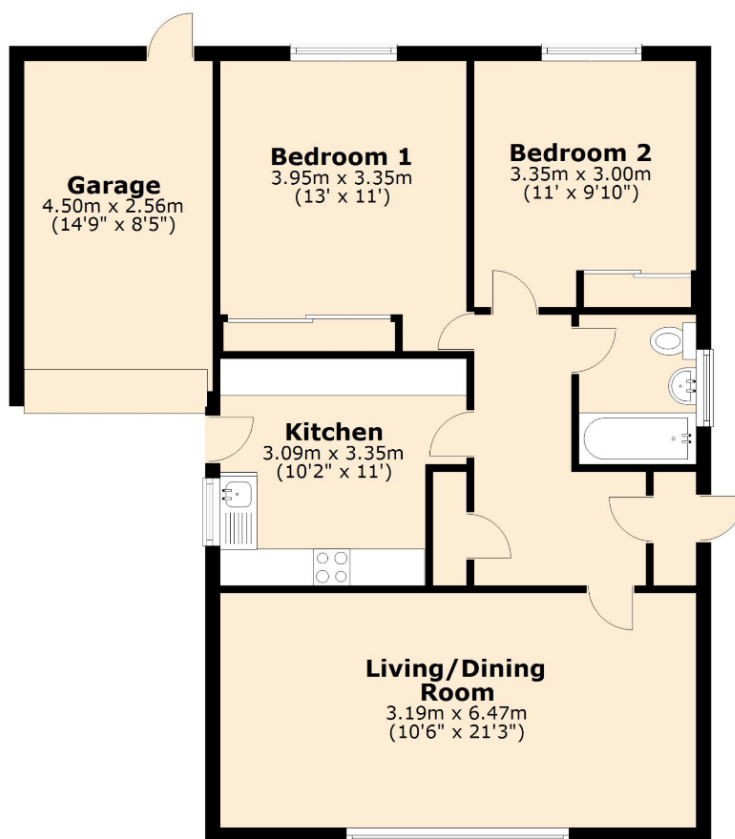
Entrance hall with built-in airing cupboard, trap to loft space and doors to lounge/dining room, kitchen/breakfast room, bathroom and bedrooms one and two. Lounge/dining room: window to front aspect, feature open fireplace. Kitchen/breakfast room: window and door to side, fitted with a matching range of eye and base level storage units with built-in and integrated appliances comprising built-in oven with ceramic hob and extractor hood, integrated fridge-freezer, space and plumbing for washing machine, breakfast bar and ceramic tiled flooring. Bathroom: window to side aspect, bath with splashbacking, mixer tap attachment incorporating shower, wash hand basin and WC. Bedroom one: window with lovely views to open fields and countryside and built-in double wardrobe. Bedroom two: window with lovely views to field and countryside and built-in double wardrobe.

Exterior: Front garden being partly enclosed with Cotswold stone walling being laid to astro turf and stocked with various flower and shrub borders, gated side access to rear garden, driveway for two vehicles leading to garage. Garage: power and light and pedestrian door to rear garden. Rear garden: West facing garden with lovely views to fields and countryside being enclosed with wooden panel fencing and mainly laid to lawn, stone built storage shed and stone built shed housing oil fired boiler and new 10' x 6 garden shed.

Garage: 16' 5 x 8' 6







Total area: approx. 79.4 sq. metres (854.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		