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2, Birchfield Road
Bishops Cleeve GL52 8LB

£429,950



FOR SALE

Set in a highly desirable village location with lovely views over an open green is this impressive four bedroom chalet style semi-detached house. The property offers substantial well planned living accommodation, the ground floor offers a large reception hall, lounge, dining room, modern kitchen/breakfast room, shower room and bedroom one. On the first floor there is a large galleried landing/study area, shower room and three bedrooms. To the exterior there is an attractive enclosed south facing garden and driveway leading to a detached garage with remote controlled door.

Reception hall with stairs to galleried/study landing and doors to lounge/dining room, kitchen/breakfast room, shower room and bedroom one. Hall: with built-in airing cupboard. Lounge: feature stone open fireplace. Dining room: doors to patio and garden, archway to kitchen/breakfast room. Kitchen/breakfast room: fitted with a modern range of eye and base level storage units with built-in fan assisted oven and ceramic hob with extractor hood, space and plumbing for dishwasher and washing machine and appliance space. Utility room: fitted with a matching range of storage units and appliance space. Shower room: tiled suite with walk-in shower, vanity unit and WC. Bedroom one: views over open green and built-in triple wardrobe.

First floor: landing/study area: doors to shower room and bedrooms two, three and four. Shower room with built-in shower, vanity unit and WC. Bedroom two: views over green and built-in double wardrobe. Bedroom three: with views over green. Bedroom four: window to rear aspect.

Exterior: The property overlooks an open green, front garden being enclosed with hedging stocked with various flowers and shrubs. Rear: garden is South facing with patio and stocked with various trees and flower and shrub borders, pedestrian door to garage.

A driveway leads to a detached garage with remote controlled garage door and gated rear access

Reception Hall: 12' 9 x 9' 9

Large landing/study area: 12' 2 max x 9' 9 max

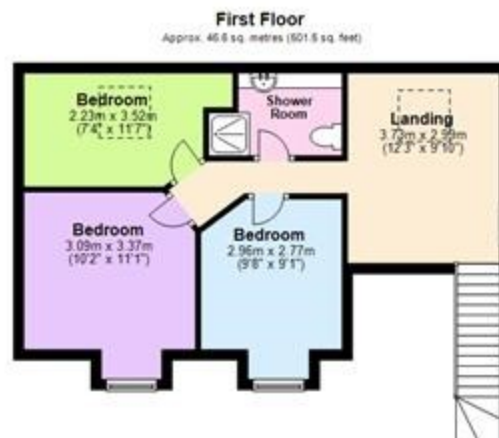
Lounge: 15' 3 max x 11' max

Dining room: 9' 8 max x 9' 1

Kitchen/breakfast room: 15' 10 x 9' 8







Total area: approx. 127.6 sq metres (1373.8 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 PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	