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

35, Kayte Lane
Bishops Cleeve GL52 8AS

£389,950



REDUCED

Set in a highly sought after non estate location is this spacious three bedroom bungalow. The property offers comfortable well planned living accommodation with pleasant views to Cleeve Hill, featuring large lounge, separate dining room and modern fitted kitchen. There are three good size bedrooms with the main having en-suite. To the exterior there is a recently laid block paved driveway for three vehicles leading to garage and attractive south west facing gardens. * No onward chain *

The accommodation comprises entrance porch to dining room, door to lounge and archway to kitchen. Lounge: bay window to front aspect, fireplace with gas coal effect fire, doors to inner hall and study. Study: door to master bedroom. Dining room: archway to kitchen, modern fitted kitchen fitted with a matching range of eye and base level storage units, built-in fan assisted double oven, integrated fridge freezer and washing machine, dishwasher, window to front aspect, door to patio and rear garden. Bathroom with modern white suite fitted with shower unit. Master bedroom with en-suite, fitted with a matching range of bedroom furniture, window to rear aspect and door to conservatory. En-suite shower room with built-in separate shower fitted with a Mira shower unit. Bedroom two; window to rear garden, built-in wardrobe. Bedroom three; double doors to conservatory, built-in wardrobe. Conservatory: windows and doors to patio garden.

Exterior: front garden being enclosed with low walling with a block paved driveway offering hardstanding for approximately three vehicles leading to a garage, garden being well stocked with various flowers and shrubs. Rear garden: attractive southwest facing garden being enclosed with wooden panel fencing and substantial patio area being laid to lawn with various flower and shrub borders, garden shed.

Lounge: 20'10 x 11'2

Study: 7'8 x 7'

Dining room; 14' max x 8'4

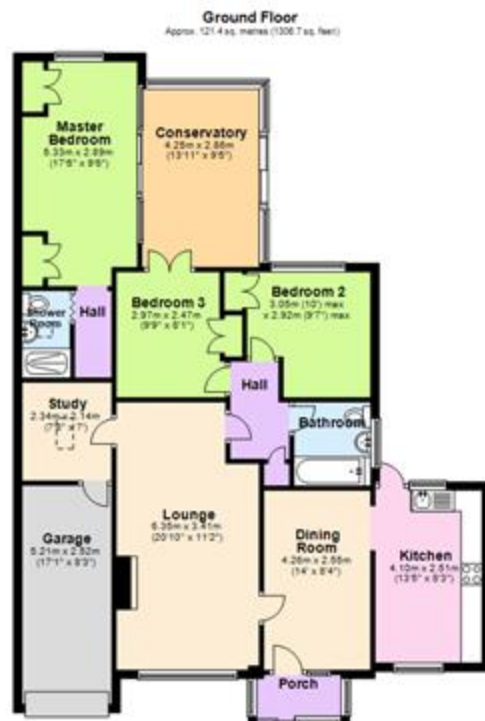
Kitchen: 13'5 x 8'3

Master Bedroom: 17'6 x 9'6

Bedroom two: 10' max x 9'7 max







Total area: approx. 121.4 sq. metres (1306.7 sq. feet)

Vertical area; attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and any other items are approximate and for reference only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given. Plan produced using PlotPlan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	