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

28, Oldacre Drive  
Bishops Cleeve GL52 8DE

**£199,950**



FOR SALE



An opportunity to acquire this spacious two double bedroom bungalow situated in a popular area of Bishops Cleeve overlooking an open green. The property is in need of considerable modernisation, but offers well planned living accommodation to comprises entrance hall, generous lounge, kitchen/dining room and utility room. There are two double bedrooms and bathroom and enclosed east facing garden and garage. Vacant possession

Entrance hall with doors to lounge, bedrooms one, two, airing cupboard, bathroom and separate toilet. Airing cupboard housing hot water cylinder. Lounge: Window to front aspect with views over open green, door to Kitchen/dining room. Kitchen/dining room: window to side aspect, fitted with a range of storage units, space and plumbing for washing machine and appliance space, door to utility room. Utility room: window and door to rear garden. Bathroom: window to rear aspect, bath and wall mounted wash basin. Separate toilet: window to rear aspect and WC. Bedroom one: window to front aspect with views over open green. Bedroom two: window to rear garden and built in wardrobe.

Exterior: Front garden being mainly laid with stone chippings. Rear garden: enclosed being east facing and mainly laid with patio, gated access, to the rear of the property there is a garage,\*

\* Please note: A water tank has burst in the loft and there is water damage to the property as a result \*

Lounge: 15' 7 x 9' 9

Kitchen/dining room: 17' 1 max x 8' 2 max

Utility room: 9' 9 x 6' 9

Bedroom one: 15' 3 max x 9' 6 max

Bedroom two: 11' 4 max x 9' 9 max





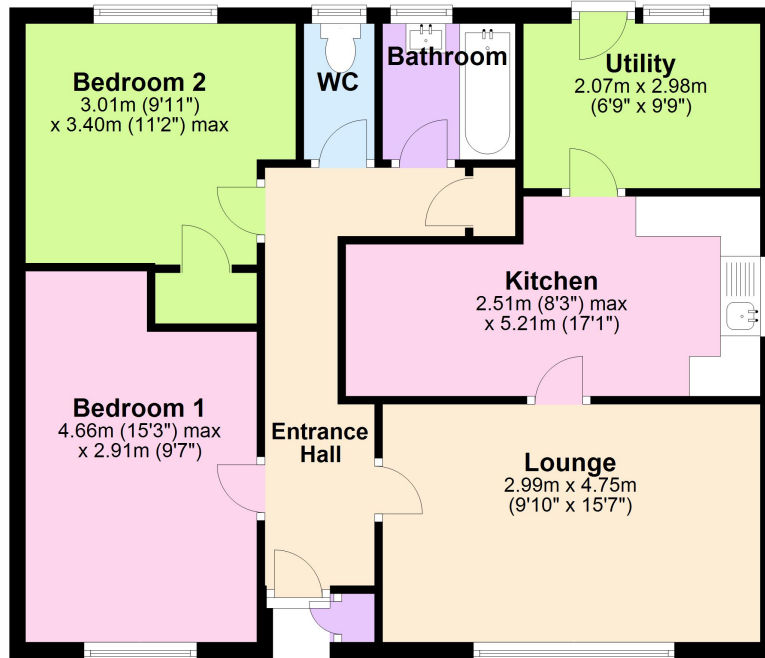






### Ground Floor

Approx. 70.9 sq. metres (763.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	