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

5, Barkers Leys
Bishops Cleeve GL52 8BQ

£285,000



FOR SALE

Set in a small cul-de-sac within a popular village location is this extended and modernised three bedroom property. The well planned living accommodation features Karndean flooring to ground floor, generous lounge/dining room, family room with bi-folding doors to patio and rear garden and fitted kitchen. On the first floor there is a modern bathroom suite and three bedrooms. To the exterior there is a driveway for two vehicles and an enclosed east facing rear garden. * Prompt viewing is recommended *

Entrance porch to entrance hall with doors to lounge/dining room, kitchen and stairs to landing and first floor living accommodation. Lounge/dining room: window to front aspect with Karndean flooring. Family room: bi folding doors to patio and rear garden, Karndean flooring and lantern. Kitchen: modern fitted kitchen comprising a matching range of eye and base level storage units, with beach work tops, electric cooker point, space and plumbing for washing machine, appliance space and Karndean flooring.

First floor, landing, trap to loft space, doors to bathroom and bedrooms one, two and three. Bathroom: window to rear aspect, modern fully tiled white suite comprising bath fitted with Mira shower unit, wash hand basin, WC and chrome heated towel rail. Bedroom one: window to front aspect, with fitted double wardrobes. Bedroom two: window to rear aspect with views to Cleeve Hill, built-in wardrobe and airing cupboard. Bedroom three: window to front aspect.

Exterior front garden: driveway offering hardstanding for two vehicles to the front of the property and gated side access to rear garden. Rear garden: East facing garden being enclosed with wooden panel fencing, patio area and laid to lawn with raised flower borders and, brick built storage shed and wooden garden shed.

Lounge/ dining room: 19' 8 max x 10' 6 max

Kitchen: 11' 9 max x 7' 4 max

Family room: 13' 3 max x 9' 4 max

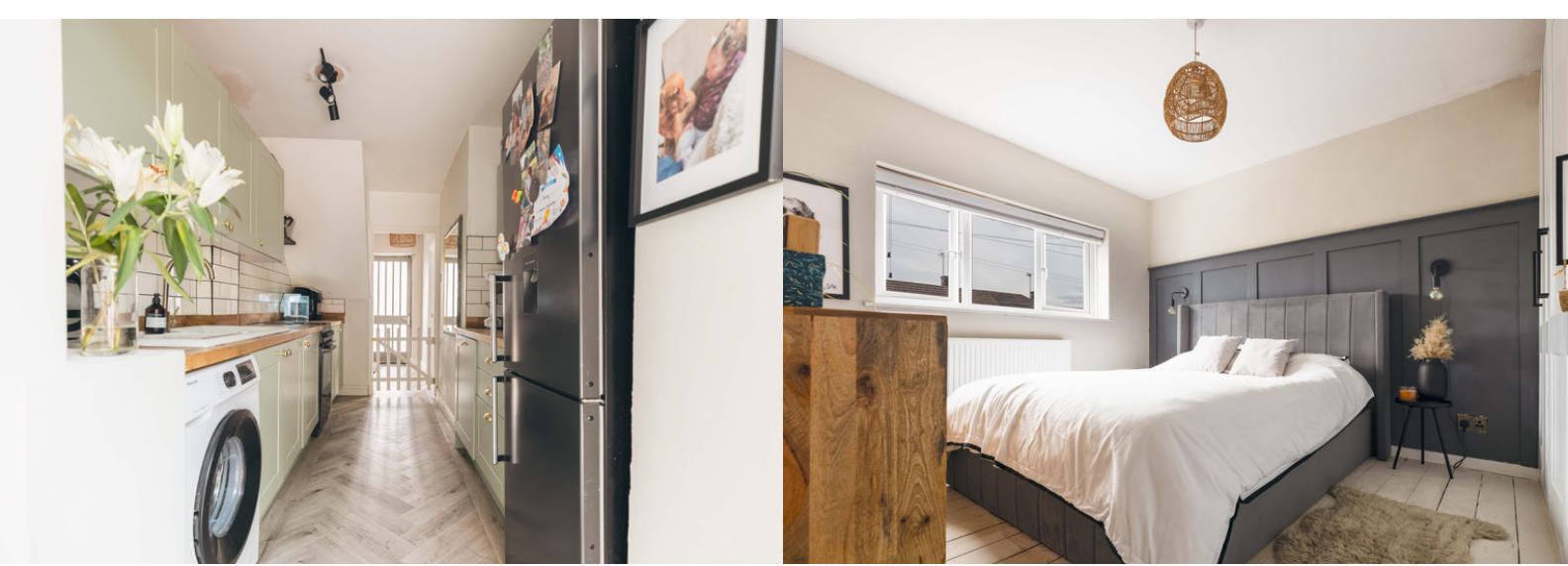
Bedroom one: 12' 5 max x 10' 8 max

Bedroom two: 12' 1 max x 7' 5 max

Bedroom three: 8' 2 max x 7' 9 max

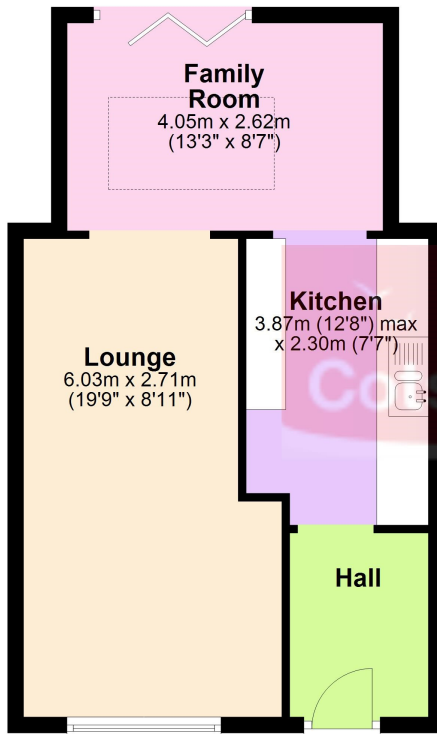






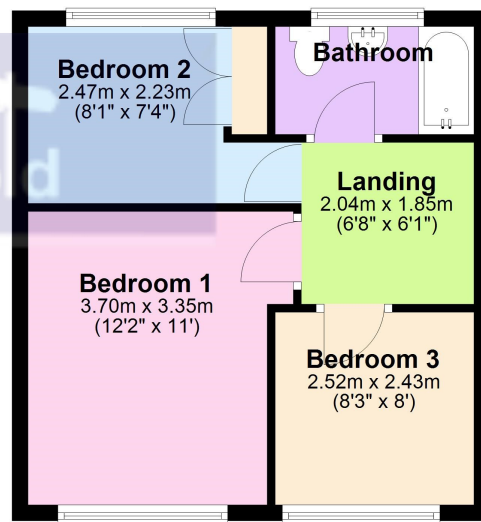
Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	82
A		
(81-91)		
B		
(69-80)		
C		
(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		