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

6, Lavender Mews  
Bishops Cleeve GL52 8LN

**£285,000**



FOR SALE



Set in a sought after area within a small cul-de-sac is this modern well presented three bedroom property. The comfortable well planned living accommodation comprises lounge, kitchen/diner, modern extensively fitted kitchen with integrated appliances. Newly installed gas combination boiler with smart Hive hub control. On the first floor there is a modern bathroom suite and three bedrooms. To the exterior is an enclosed south facing garden, off road parking for two vehicles and carport.

Entrance hall: door to lounge and stairs to first floor living accommodation. Lounge: bay window to front aspect, wooden laminate flooring and door to kitchen/diner. Kitchen/ diner: Window and door to patio and rear garden. Recently re-fitted kitchen, comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fridge-freezer, fan assisted oven, Ceramic hob with extractor hood, Dishwasher and washing machine.

First floor: Landing, trap to loft space, built in airing cupboard and doors to bathroom and bedrooms. Bathroom: modern white suite. Comprising bath with tile splashback, fitted with Mira shower unit. Wash Basin, WC and wall mounted chrome radiator. Ceramic tile flooring, and floor to ceiling mirror. Bedroom one: Window to rear garden. Bedroom two: Window to front aspect. Bedroom three: Window to front aspect, with built in wardrobe.

Exterior: Front Garden, laid to lawn. Hard standing for one vehicle and barn style car port with additional parking for a second vehicle. Rear Garden: South facing, with wooden panel fencing. Patio area, and mainly laid to lawn.

Lounge: 15' 5 Max x 12' 11 Max

Kitchen/ Dining room: 15' 4 Max x 8' 6 Max

Bedroom 1: 12' 5 Max x 8' 4 Max

Bedroom 2: 9' 2 Max x 8' 7

Bedroom 3: 6' 4 Max x 6' 4 Max









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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		