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

10, Churchfields
Bishops Cleeve GL52 8LL

£305,000



FOR SALE

Set in the heart of the village in a prime location is this spacious modern three bedroom semi-detached house. The comfortable well planned living accommodation features lounge, separate dining room, conservatory and modern fitted kitchen with built-in appliances. On the first floor there are three bedrooms and a modern bathroom suite. To the exterior a driveway leads to a garage and there is an attractive enclosed east facing garden. The property is within easy walking distance of local shopping facilities and amenities.

Lounge: window to front aspect, fireplace with gas point, open tread staircase with balustrade to landing and first floor living accommodation. Archway to dining room. Dining room: door to conservatory, archway to kitchen. Kitchen: window to rear aspect, fitted with a modern range of eye and base level storage units with built-in fan assisted oven, ceramic hob and appliance space.

First floor landing: trap to loft space, built-in airing cupboard housing Worcester gas combination boiler, doors to bathroom, and bedroom one, two and three. Bathroom: window to side aspect, modern white suite comprising bath with tiled splashbacks fitted with shower unit, shower screen, wash basin, WC, and wall mounted chrome towel radiator. Bedroom one: window to front aspect and built-in wardrobe. Bedroom two: window to rear aspect. Bedroom three: window to rear aspect and fitted wardrobe.

Exterior: Front garden mostly laid to stone chippings with driveway leading to garage. Garage: power, light and pedestrian door to rear garden. Rear garden: attractive enclosed east facing garden, being laid to patio with raised wooden decking, and well stocked with various flower and shrub borders.

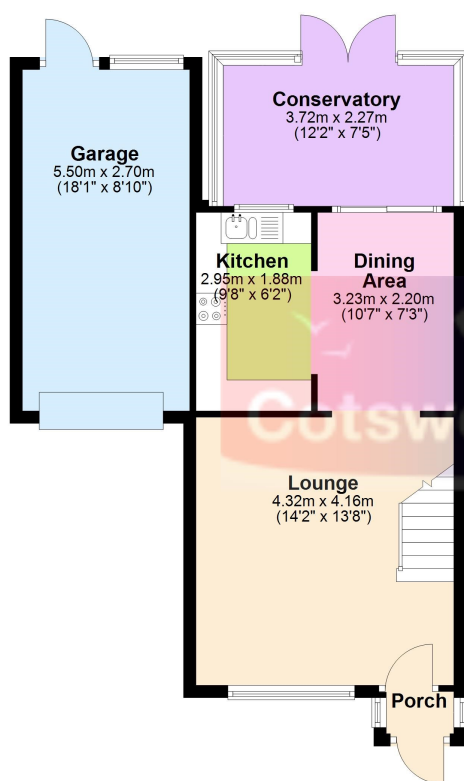






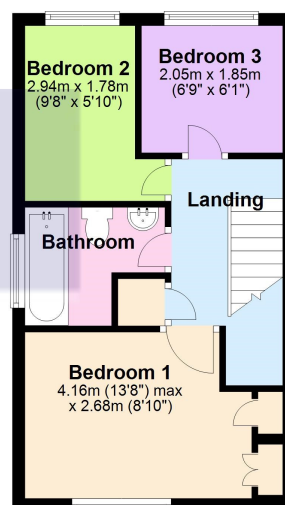
Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 87.3 sq. metres (940.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		