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

3, Delabere Road
Bishops Cleeve GL52 8AN

£390,000



FOR SALE

A substantially extended three bedroom semi-detached house situated in a prime village location backing onto open fields with lovely views to countryside. The spacious well planned living accommodation features entrance hall, 35' lounge/dining room, conservatory, kitchen/breakfast room and utility area. On the first floor there are two double bedrooms, one single and bathroom with separate shower. To the exterior there is generous mature enclosed south facing rear garden and a driveway for three vehicles leading to garage. ** VACANT POSSESSION **

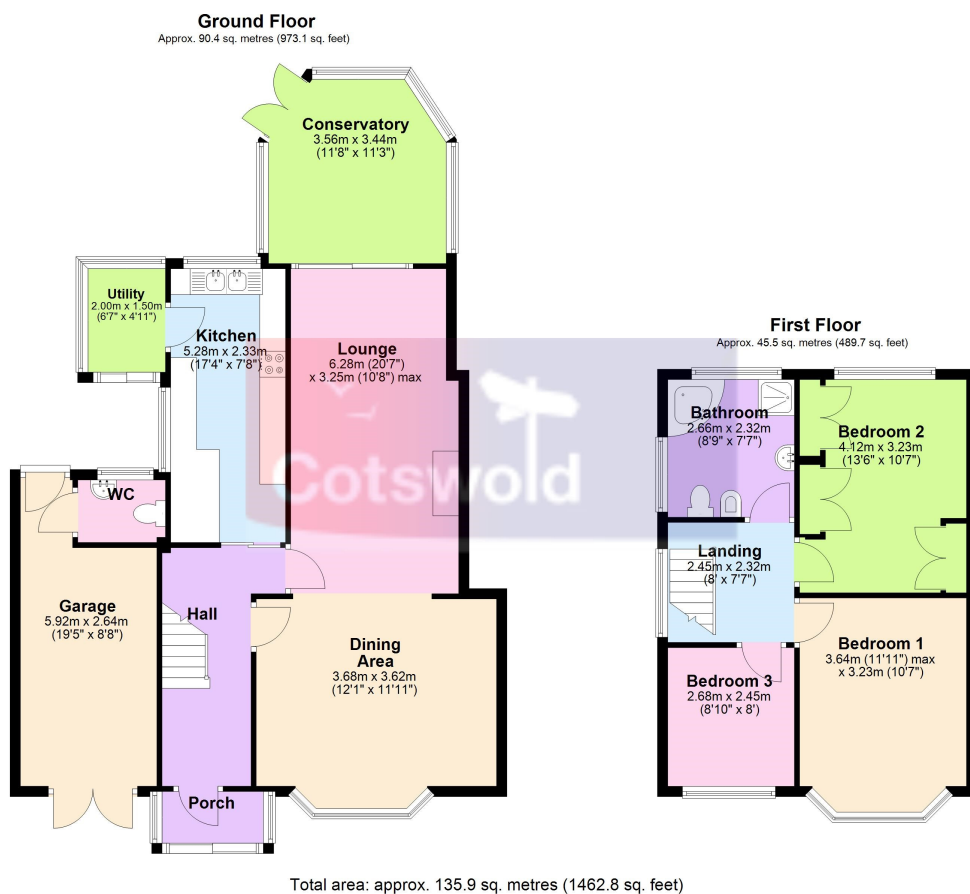
Entrance porch to entrance hall with doors to lounge/dining room, kitchen/breakfast room and stairs to landing and first floor living accommodation. Lounge/dining room: bay window to front aspect, gas coal effect flame fire (not tested), double glazed door to conservatory. Conservatory: French doors to patio and rear garden and with lovely views to open fields. Kitchen/breakfast room: window to rear garden, door to lean-to with appliance space, kitchen fitted with a matching range of eye and base level storage units, breakfast bar, built-in fan assisted oven and microwave, integrated fridge-freezer and dishwasher.

Landing: trap to loft space with loft ladder, doors to bathroom and bedrooms one, two and three. Bathroom: window to rear aspect, fully tiled suite comprising corner bath, built-in separate shower, fitted with Mira shower unit, wash hand basin, bidet and WC. Bedroom one: window with lovely views over countryside and surrounding hills, fitted wardrobes and airing cupboard. Bedroom two: bay window with lovely views to Cleeve Hill, built-in wardrobes. Bedroom three: window with view to Cleeve Hill, built-in wardrobes.

Exterior: front garden being enclosed with walling and hedging, being laid to lawn with various flower and shrub borders, block paved driveway for three vehicles leads to a garage with double doors. Side access leading to generous South West facing rear garden with patio, being laid to lawn and stocked with various flower and shrub borders, backing onto open fields. Garden shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		