



Tel: 01242 676767

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

93, Tobyfield Road  
Bishops Cleeve GL52 8NZ

**£269,450**



FOR SALE

An excellent opportunity to acquire this spacious older style two double bedroom semi-detached house. The property benefits from a generous lounge/dining room, modern fitted kitchen, modern bathroom, two double bedrooms and a good sized rear garden. The property is situated in a desirable village location being convenient to local schooling and shopping facilities and amenities of the village centre.

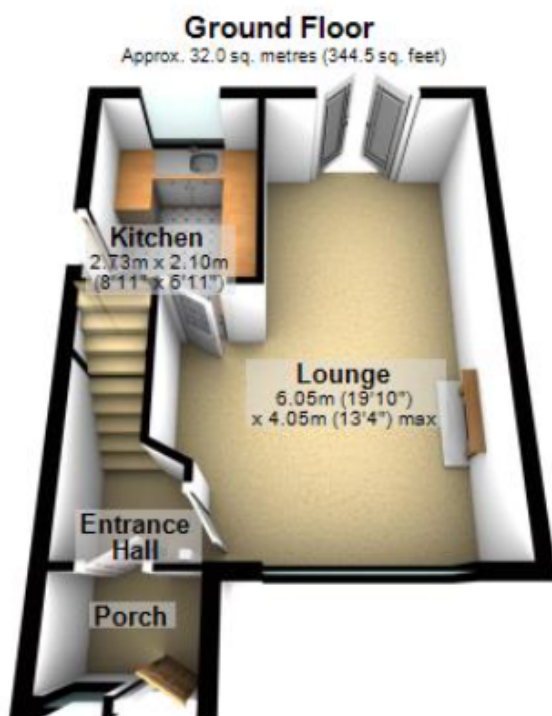
Entrance porch with door to entrance hall with stairs to first floor landing and door to lounge/dining room. Lounge/dining room: window to front aspect, double doors to patio and rear garden and door to kitchen. Kitchen: window to rear, fitted kitchen with a matching range of eye and base level storage units, built-in larder cupboard and door to side aspect.

First floor: landing, trap to loft space, doors to airing cupboard, housing modern boiler, bathroom, bedroom one and bedroom two. Bathroom: window to rear aspect, modern fitted bathroom comprising bath fitted with marble effect tiled splashbacks, sink unit and WC. Bedroom one: window to front aspect with built-in wardrobe. Bedroom two: window to rear aspect.

Exterior: front garden, tarmacadam driveway offering hardstanding for approximately four vehicles, mainly enclosed with wooden fencing with side access to rear garden. Rear garden: enclosed with wooden panel fencing, patio area being mainly laid to lawn, surrounded by flower and shrub borders, wooden garden shed and door leading to brick-built shed with plumbing and electric for washing machine/dryer.







**Total area: approx. 61.9 sq. metres (666.6 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 |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (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 |           |