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

3, Queens Head Close
Aston Cross GL20 8FJ

£289,950



FOR SALE

Set in a sought after location is this spacious and stylish link detached property. The comfortable well planned living accommodation features cloakroom and large open plan lounge/dining/kitchen with built-in and integrated appliances. On the first floor there is a modern bathroom suite and two double bedrooms with built-in wardrobes. To the exterior is an attractive walled garden and two dedicated parking spaces, one being under a barn style car port. * NO ONWARD CHAIN *

Entrance hall with window to front aspect, doors to cloakroom and open plan lounge/kitchen/diner. Cloakroom with modern white suite. Open plan lounge/dining/kitchen: French doors to patio and garden. Extensively fitted kitchen comprising a matching range of eye and base level storage units with built-in and integrated appliances to include fan assisted oven, ceramic hob and extractor hood, fridge freezer and washing machine, under lighting to kitchen units, built-in under stairs storage housing air source heat pump. Underfloor heating to downstairs living accommodation. Stairs to galleried landing and first floor living accommodation, velux window to side aspect, doors to bathroom and bedrooms one and two. Bathroom: velux window to side aspect, modern white suite comprising bath with tiled splashbacks with shower unit and shower screen, vanity unit, WC with concealed cistern and chrome heated towel rail. Bedroom one: window to rear aspect, built-in mirror fronted triple wardrobe. Bedroom two: window to front aspect and built-in mirror fronted double wardrobe.

Exterior: front garden being laid to lawn and stocked with lavender, block paved covered entrance with space for wheelie bins, leads via a gate to rear garden. Rear garden: enclosed with walling benefiting from a generous block paved patio being laid to lawn and stocked with various flower and shrub borders, gated side access, two dedicated car parking spaces, one being under a barn style carport.

Open plan lounge/dining/kitchen: 21' 7 max x 15' 11 max

Bedroom one: 13' 2 x 9' 10

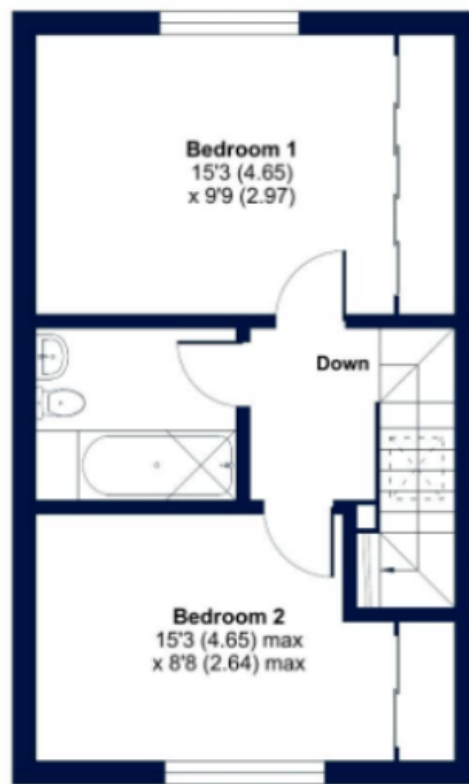
Bedroom two: 13' 1 max x 8' 8 max







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	79	
(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	