



BAMFURLONG LANE, STAVERTON, CHELTENHAM GL51 6SL

£238,500

- Semi Detached Cottage
- Two Bedrooms
- Sitting Room & Open Fire
- Dining/Conservatory
- Bespoke Kitchen
- Modern Bathroom
- Garden & Summer House
- Driveway For Three Cars

PROPERTY DESCRIPTION

This characterful and charming cottage is located on the west side of Cheltenham within easy reach of the Cheltenham, Gloucester and handy commuter routes such as the M5 heading towards Bristol and Birmingham. The property has a warm, rustic feel and enjoys a good size plot adjoining open farm land. Accommodation briefly comprises; a double aspect sitting room with laminate flooring and open fireplace. This opens into a bespoke kitchen with a ceramic tiled floor, wooden surfaces with a breakfast bar, fan assisted electric oven, gas hob and cooker hood. The dining room/conservatory has views across the garden and has space to seat six people making it ideal for entertaining. Upstairs there are two bedrooms and a modern family

bathroom. The garden is mainly laid to lawn and has a private feel. There is a summer house with power and lighting and the driveway is accessed by double gates and can accommodate three vehicles. Further benefits include gas central heating and UPVC double glazing.

SITUATION

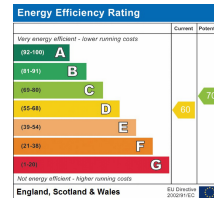
Staverton is a semi-rural village with a range of property styles, lying to the west of Cheltenham. There is easy access to both Cheltenham and Gloucester and to the M5 motorway. Local amenities can be found in the neighbouring village of Churchdown and the nearest supermarket is only a short drive away to the north of Cheltenham. Local primary and secondary schools are both within two miles of Staverton.

DIRECTIONS

Leave Cheltenham via the A40 towards the M5 and at the roundabout at the end of the Golden Valley bypass take the third exit in to Gloucester Road (B4063) Take the first left turning in to Bamfurlong Lane and take the right turning in to the continuation of Bamfurlong Lane where the property can be found on the left hand side opposite the Dundry Nurseries. Parking in the nursery may be advisable if the property gates are closed.

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.



Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

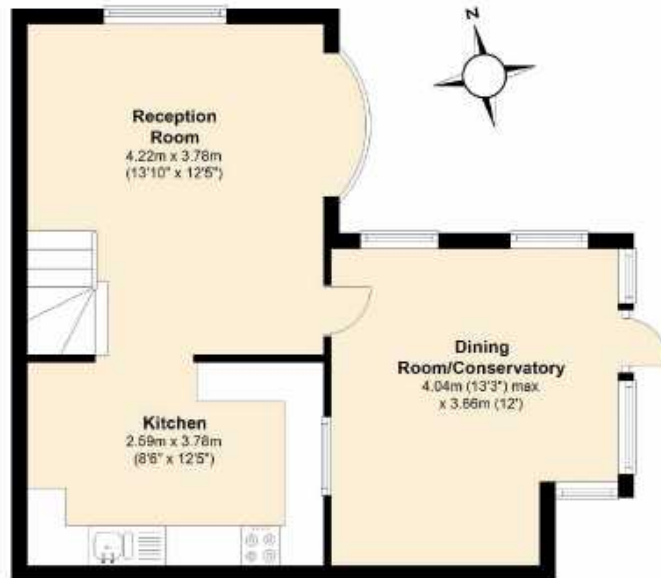
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



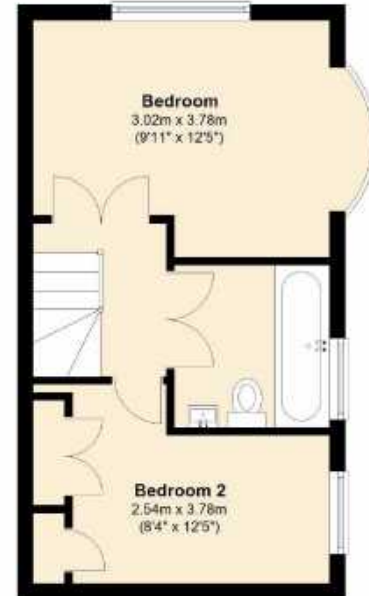
Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



First Floor

Approx. 26.9 sq. metres (290.1 sq. feet)



Total area: approx. 67.6 sq. metres (727.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.