



PETER BALL & CO.  
ESTATE AGENTS

# TAWNY CLOSE, BISHOPS CLEEVE, CHELTENHAM GL52 8GX

£265,000

- Modern Semi Detached
- Three Bedrooms
- Living Room
- Kirtchen/Dining Room
- Cloak Room
- Bathroom & En Suite
- Driveway & Garage

## PROPERTY DESCRIPTION

A three bedroom semi detached home situated in a modern cul de sac in Bishops Cleeve and further benefitting its own driveway and garage and NO ONWARD CHAIN.

The accommodation comprises in brief an entrance hall with doors to the living room and the cloakroom. The living room measures 17'11 and has a door opening to the kitchen/dining room and stairs leading to the first floor with a storage cupboard under. The kitchen/dining room includes a range of matching wall and base level units, roll edge work tops with a one and a half sink drainer and four ring hob inset, extractor fan over, oven under, integral fridge/freezer, dishwasher and washing machine, space for a dining table and patio doors to the rear garden. On the



first floor is the family bathroom, two double bedrooms and a single bedroom with the master benefitting a built in cupboard and an en suite shower room. To the rear is a patio seating area leading to a lawned garden and door to the garage access. to the side is a driveway leading to a garage with an up and over door, power and light.

## SITUATION

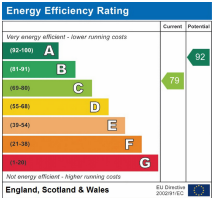
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets and all the social facilities one would expect in a large village. Cheltenham and Tewkesbury town centres are both less than 5 miles away. Transport links to the area are good being close to the M5 junctions and Cheltenham Spa mainline station. There are primary and secondary schools within half a mile in the village.

## DIRECTIONS

Leave Bishops Cleeve via Station Road towards Woodmancote and take the first left into Gotherington lane. At the roundabout turn right into Sanderling Way and take the first right into Tawny close. The road bears right at the bnd where the property can be found on the right.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council Band C



Viewing by appointment with your local office of

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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.

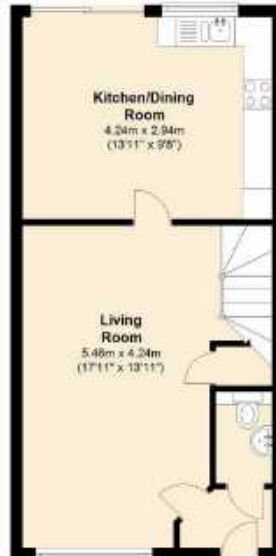
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### Ground Floor

Approx. 36.1 sq. metres (409.8 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 sq. feet)

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