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FOR SALE  
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ESTATE AGENTS

# WAGTAIL GROVE, BISHOPS CLEEVE, CHELTENHAM GL52 8GZ

£265,000

- Detached Family Home
- Beautifully Presented
- 16' Living Room
- Kitchen/Dining Room
- Cloakroom & Utility
- Three Bedrooms
- Bathroom & En Suite
- South Facing Garden

## PROPERTY DESCRIPTION

Situated on the Bovis Homelands development is this beautifully presented, three bedroom detached home with a south facing garden and NO ONWARD CHAIN. The accommodation comprises of an entrance hall with doors to the cloakroom, living room, kitchen/dining room and stairs leading to the first floor. The full length living room measures 16' and has a window to the front aspect and patio doors opening to the rear garden. The kitchen/dining room also measures 16' and includes a modern fitted kitchen, tiled flooring, space for a dining table and a door opening to a utility room with further access to the garden and a door to an under stair cupboard. On the first floor is the family bathroom and three bedrooms with the master benefitting from an en suite shower room. To the rear is the

forementioned south facing garden that is panel fence enclosed with gated side access, laid to lawn and with a decked seating area. The property further benefits from gas central heating and double glazing throughout.

## SITUATION

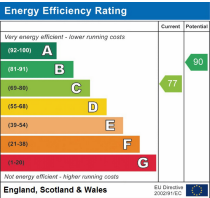
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 then bear left into Wagtail Grove where the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band D.



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.

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. 37.4 sq. metres (402.7 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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