



PETER BALL & CO.
ESTATE AGENTS

HUXLEY WAY, BISHOPS CLEEVE, CHELTENHAM GL52 7XU

£1,000 PCM

- Semi Detached House
- Kitchen, Living Room & Conservatory
- Three Bedrooms
- Modern Bathroom
- Off Road Parking & Garage
- Rear Courtyard Garden
- Unfurnished

PROPERTY DESCRIPTION

A three bedroom, two reception room semi-detached house in central Bishops Cleeve with the benefit of a garage, driveway parking and enclosed garden. Pets Considered.

The property has a spacious reception room with feature inglenook fire place and a large under-stairs storage cupboard to the side with light and door to the modern conservatory which is heated. From the entrance hall is a guest cloakroom and newly installed kitchen with a fridge, cooker, dishwasher and washing machine. Upstairs are three bedrooms (two double and one single) the master bedroom having a walk in cupboard. The family bathroom has been completely modernised and has a white suite with a shower over the bath. On the hallway landing is a useful linen cupboard. To the rear of the property is an enclosed garden mainly laid to gravel with a side door into the detached garage and a handy wooden shed for storage. To



the front of the house is a small garden laid to lawn and driveway parking to the side in front of the garage. Popular cul-de-sac location, all brand new so early viewing recommended. N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

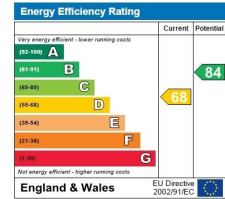
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 our office on Church Road and turn right on to Cheltenham Road then left on to Evesham Road. At the roundabout take first exit onto the A435 then at the next roundabout take the third exit onto Stoke Orchard Road the right onto Stoke road the right into Huxley Way.

ADDITIONAL INFORMATION

Tewkesbury Council Tax 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.

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.



