



PETER BALL & CO.  
ESTATE AGENTS

# COLLYBERRY ROAD, WOODMANCOTE, CHELTENHAM GL52 9HH

**£275,000**

- Modern Cottage Style Semi
- Three Bedrooms
- Living Room
- Fitted Kitchen/Dining Room
- Bathroom & En Suite
- Driveway For Two Vehicles
- Lovely Rear & Side Garden
- Gas C.H & Double Glazing

## PROPERTY DESCRIPTION

A modern and stunning cottage style semi detached home situated in a peaceful corner of a cul de sac with the advantage of a larger than average corner garden and stunning views over surrounding hills. The accommodation comprises an entrance hall with doors to a cloakroom, living room and kitchen/dining room and stairs leading to the first floor with a storage cupboard under. The living room has a window to the front aspect and a feature stone fireplace with an electric fire inset. The kitchen/dining room measures 18'1 and includes a range of wall and base level units, roll edge work surface over with a one and a half sink drainer and four ring hob inset, extractor over, oven under, space for further appliances, space for a dining table and a patio door to the rear garden. On the first floor is the family bathroom, two



double bedrooms with the master having an en suite shower room and a well proportioned single bedroom. The lovely garden is mainly laid to lawn and surrounds the side and rear of the property and has gated access to the front. The property further benefits gas central heating and double glazing.

## SITUATION

Woodmancote is an attractive village set just to the north of the beautiful spa town of Cheltenham. The village is set at the foot of Cleeve Hill and has a mixture of architecture from period stone cottages to sympathetic newly constructed developments. The village has several shops and a popular pub and is further serviced by neighbouring Bishops Cleeve with its fine range of shops, supermarket, library and schools. There are excellent walks in the surrounding countryside and for the more energetic the views from the top of Cleeve Hill are spectacular. The nearest Primary School is Woodmancote School and the nearest Secondary School is Cleeve School.

## DIRECTIONS

Leave our Bishops Cleeve Office and head towards the Station Road mini roundabout. Turn right onto Station Road and proceed for about half a mile, going under the railway bridge. Turn left into Collyberry Road where you see Woodmancote Primary School on your right hand side. Follow the road around and number 25 is on the left in a small cul de sac.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
103 to 106	A		
81 to 91	B		
69 to 80	C		
55 to 68	D		
45 to 54	E		
35 to 44	F		
15 to 34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



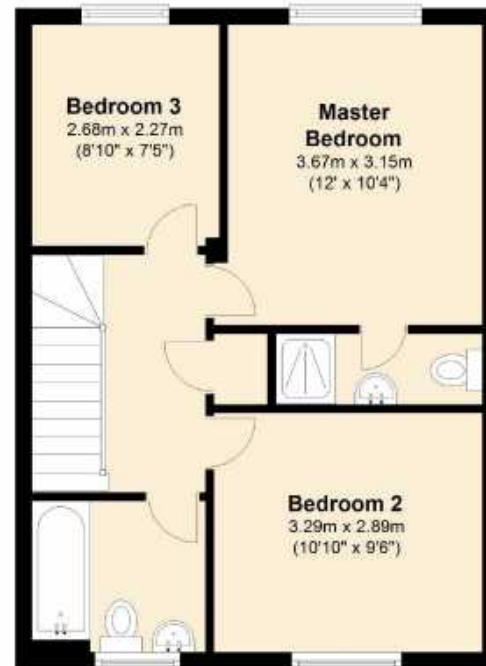
## Ground Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 82.4 sq. metres (887.0 sq. feet)

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