



PETER BALL & CO.  
ESTATE AGENTS

# 68 THE HIGHGROVE, BISHOPS CLEEVE, CHELTENHAM GL52 8JB

## Offers in excess of £205,000

- Three Double Bedrooms
- Cottage Style Design
- Three Double Bedrooms
- 17'3 Living Room
- Carport Parking
- No Onward Chain

### PROPERTY DESCRIPTION

Nestled in a corner of a popular cul-de-sac is this cottage style, three DOUBLE bedroom home with off road parking and NO ONWARD CHAIN. The accommodation comprises in brief an entrance lobby with a storage cupboard, 17'3 living room with stairs to the first floor, window to two aspects and a door opening to the kitchen which includes a range of wall and base level units, roll edge work surfaces with a sink/drain unit inset, space for appliances and a door to the rear garden. On the first floor is the family bathroom and three double bedrooms with the master measuring 13'2 x 8'4. The pretty rear garden is mainly laid to lawn and is panel fence enclosed.



### SITUATION

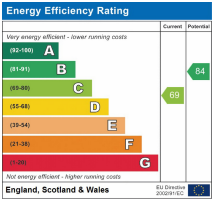
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 Bishops Cleeve office via the Cheltenham Road heading South towards Cheltenham. At the traffic lights turn right into Voxwell Lane. Take your second left into The Highgrove where the property can be found on the right hand side.

### ADDITIONAL INFORMATION

Tewkesbury Borough 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.



### Ground Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

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