



PETER BALL & CO.  
ESTATE AGENTS

# PECKED LANE, BISHOPS CLEEVE, CHELTENHAM GL52 8JQ

£310,000

- Renovated Bungalow
- Three DOUBLE bedrooms
- Modern Kitchen/Diner
- New Bathroom
- South Facing Rear Garden
- Ample Parking & Garage

## PROPERTY DESCRIPTION

Situated just a short stroll from the centre of Bishops Cleeve is this recently renovated and beautifully presented three double bedroom bungalow with ample off road parking and a south facing rear garden. The accommodation comprises in brief an entrance hall, newly fitted kitchen/dining which benefits from a range of matching wall and base level units, wood effect worktops/ breakfast bar with a four ring hob and one and a half bowl sink inset, extractor fan over, mid level double oven, integrated microwave and dishwasher, space for a dining table, door to the living room and door to the outside. The living room benefits from a patio door to the rear garden and a window to the side aspect. All three bedrooms are double size with the master measuring 14'11 x 11'8. The

newly fitted bathroom has a white suite, shower over the bath and a chrome towel radiator. To the rear is an enclosed garden with a decked seating area leading to patio, central lawn and a door to the garage side access. To the front is a driveway for several vehicles leading to the front entrance and the garage.

## SITUATION

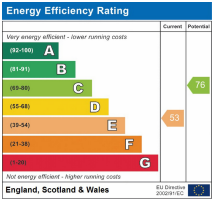
Bishops Cleeve is a large village approximately 3 miles to the south of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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

From our Bishops Cleeve office in Church Road proceed right on Church Road. At the bend head straight into Pecked Lane where number 22 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.



## 22 Pecked Lane

Approx. 84.8 sq. metres (913.0 sq. feet)



Total area: approx. 84.8 sq. metres (913.0 sq. feet)

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