



PETER BALL & CO.
ESTATE AGENTS

34 SEDGLEY ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 8DD

£300,000

- Newly Renovated
- Semi Detached Home
- Three Double Bedrooms
- Large Rear Garden
- 16'3 Living Room
- Driveway & Garage
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

A newly refurbished and well proportioned 1960's semi detached home, set within an established and peaceful cul-de-sac with far reaching views of hills with NO ONWARD CHAIN. The accommodation comprises in brief an entrance hall with doors to the living room, kitchen and stairs to the first floor. The living room measures 16'3 and has double glazed patio doors opening to the rear garden. The kitchen has a range of wall and base level units, stainless steel sink/drainage unit, space for washing machine, built-in single oven and fridge/freezer. On the first floor is a bathroom and three well proportioned bedrooms with the master measuring 11'8 x 10'3. To the rear is a large mature garden that is panel fence enclosed and has many different varieties of plants and trees, enclosed with



wood panel fencing and gated side access. To the front is a driveway leading to a garage with an up-and-over door, power and light.

SITUATION

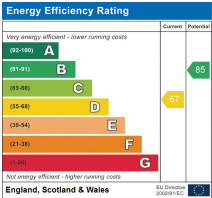
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets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

From our Bishops Cleeve office in Church Road, turn right at Tesco mini roundabout and proceed across the pedestrian crossing. At the next mini roundabout turn right into Station Road and take the second turning on the left into Sandown Road. Take the next left into Selborne Road and left again into Sedgley Road. At the T Junction turn right where number 34 will be found on the left 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.





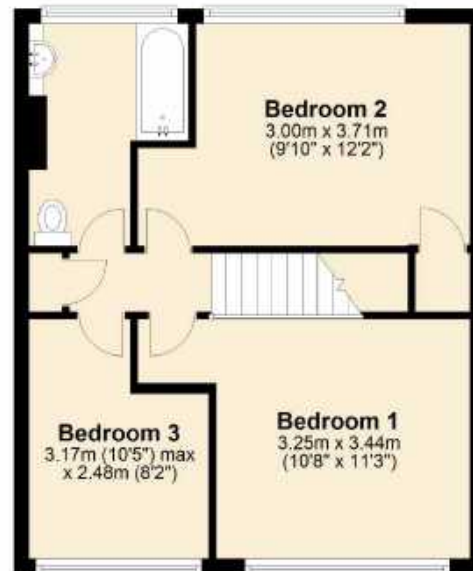
Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 88.7 sq. metres (954.6 sq. feet)

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