



PETER BALL & CO.  
ESTATE AGENTS

# GREENACRE WAY, BISHOPS CLEEVE, CHELTENHAM GL52 8SQ

Offers in excess of £270,000

- Three Storey Town House
- Kitchen Breakfast Room
- Garden Room
- Sitting Room
- Three Double Bedrooms
- En Suite to Master
- West Facing Rear Garden
- Garage and Parking

## PROPERTY DESCRIPTION

A well presented and spacious modern three double bedroom town house boasting a kitchen/breakfast room, an extended fully insulated good sized garden room with bi fold doors as well as two further reception rooms. Accommodation comprises an entrance hall with doors to the dining room, cloakroom, kitchen/breakfast room and stairs to the first floor. The cloakroom accommodates a low level WC and wash hand basin. The dining room has a window to the front aspect. The kitchen/breakfast room has a range of eye and base level fitted units with work surface over. Integrated appliances include a one and a half bowl sink with drainer unit, dishwasher, fridge, freezer, washing machine, double oven, six ring gas hob and an extractor over and opening to the lovely garden room which in turn looks into the rear garden. The first floor accommodates the living room with two windows to the rear aspect and bedroom three which faces the front aspect. The second floor comprises bedroom two with

window to the front aspect and has fitted wardrobes and bedroom one has a window to the rear aspect, fitted cupboards and an en suite shower room. The family bathroom has a white suite including a panelled bath with shower over, pedestal wash hand basin and low level WC. Outside, the front is lawned and bordered with hedging and to the rear the west facing garden is private, lawned, part paved with borders of a variety of shrubs and foliage. There is also an off road parking space that leads to the single garage with an up-and-over door.

## 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 Cheltenham Road heading north. At the mini roundabout take your first exit left onto Finlay Way. Turn Right into Evesham Road and then left at the mini roundabout into Greenacre Way. Number 45 can be found on your left hand side.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		80 Decimals	80%

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.



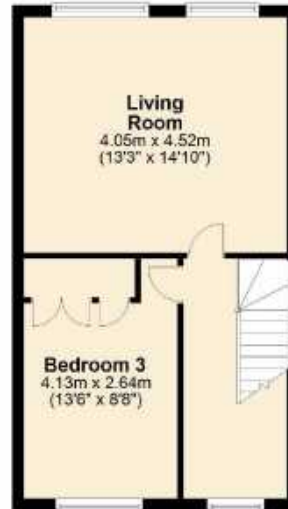
## Ground Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



## Second Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



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