



PETER BALL & CO.  
ESTATE AGENTS

# KINGSWOOD CLOSE, BISHOPS CLEEVE, CHELTENHAM GL52 8SL

£230,000

- Extended Mid Terrace
- Three Bedrooms
- Kitchen/Dining Area
- Large Lounge
- Conservatory
- Garage
- Parking
- Two Enclosed Gardens

## PROPERTY DESCRIPTION

This larger than average and extended mid terrace home is situated in a peaceful cul-de-sac location in the heart of Bishops Cleeve, with the advantage of having usable front and rear gardens. The property benefits from a garage, off road parking and is in walking distance to primary and secondary schools. The accommodation comprises in brief a living room with feature fireplace, dining room, conservatory overlooking the garden all with under floor heating and a fitted kitchen including a range of wall and base units, roll edge work surface, fitted double oven and space for further appliances. On the first floor is the family bathroom, two double bedrooms and a well proportioned single bedroom. Outside there are two usable private gardens , one to the front facing south and

one to the rear. There is also a single garage and driveway. The property further benefits from gas central heating and double glazing.

## SITUATION

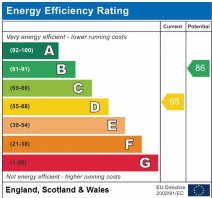
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 head towards Cheltenham Town on the Cheltenham Road. At the traffic lights turn left into Two Hedges Road. Take the first right into Crown Drive and then right again into Kingswood Close. The property will be located on the left hand side indicated by our For Sale Board.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.



Viewing by appointment with your local office of

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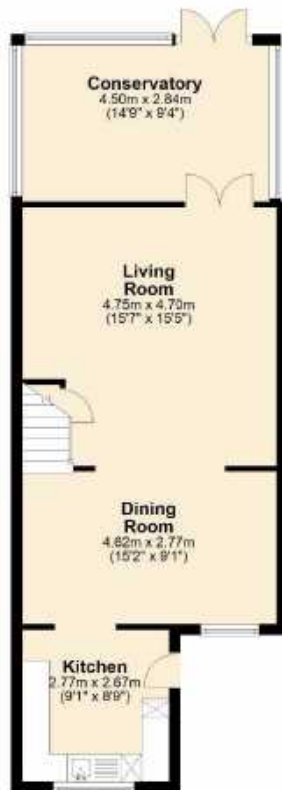
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



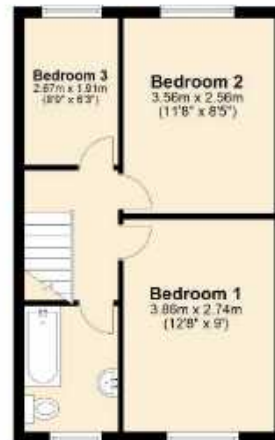
### Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 90.5 sq. metres (974.4 sq. feet)

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