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ESTATE AGENTS

HYATTS WAY, BISHOPS CLEEVE, CHELTENHAM GL52 8PD

£250,000

- Semi Detached Home
- Cul-De-Sac
- Lovely Gardens
- Two Reception Rooms
- Three Bedrooms
- Kitchen
- Upstairs Bathroom
- Off Road Parking

PROPERTY DESCRIPTION

An established three bedroom semi detached family house with a lovely south facing garden, located in a popular residential area within walking distance of Cleeve School. The accommodation comprises an entrance hall with doors to the living room, cloakroom, kitchen and stairs leading to the first floor. The living room has a feature stone fireplace and an opening to a dining area and double doors opening to a fabulous 11'3 x 9'3 conservatory that makes for a great family room. The kitchen includes a range of wall and base level units with roll edge work surface over, sink/drainage unit inset, space for domestic appliances and a door to a useful lean to used as a useful utility room. On the first floor are two double bedrooms, a single bedroom



and a modern family shower room. The large rear garden is mainly laid to lawn with various shrubs and trees. To the front is off road parking. The property further benefits gas central heating and double glazing.

SITUATION

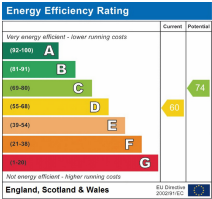
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets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

Leave Bishops Cleeve via Cheltenham Road and at the first set of traffic lights turn left into Two Hedges Road. Take the fifth left into Linworth Road then the second right into Hyatts Way where the property can be found on the right.

ADDITIONAL INFORMATION

Tewkesbury Borough Council 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. 63.1 sq. metres (676.7 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)

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