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ESTATE AGENTS

# CROWN DRIVE, BISHOPS CLEEVE, CHELTENHAM GL52 8AZ

£285,000

- Detached Home
- Three Bedrooms
- 22' Living/Dining Room
- Kitchen
- Front & Rear Gardens
- Garage & Driveway
- UPVC Double Glazing
- In Need Of Updating

## PROPERTY DESCRIPTION

**\*\* NO ONWARD CHAIN\*\***

This rarely available 1970's three bedroom detached home with far reaching views is in need of some updating and close to local amenities in Bishops Cleeve, schools and the village centre of Bishops Cleeve. The accommodation comprises an entrance hall with a door to the living/dining room and stairs leading to the first floor. The living/dining room measures 22' and has windows to the front and rear aspects, door to the kitchen and door to a useful cupboard. The kitchen has a range of wall and base level units, a stainless steel sink/drain unit and doors to the rear garden and a large under stair cupboard. On the first floor are three well proportioned bedrooms and the family bathroom. Outside is the immaculate south

facing garden, mainly laid to lawn and has the added benefit of a remote controlled electric awning and gated side access. To the front is a driveway for two cars leading to an attached garage with power and light. The property further benefits from double glazing.

## SITUATION

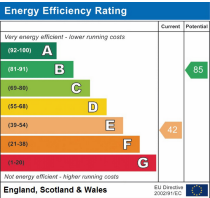
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 traffic lights turn left into Two Hedges Road then the second right into Kayte Lane. Take the first right into Crown Drive where the property is situated on the left.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council Band D



Viewing by appointment with your local office of

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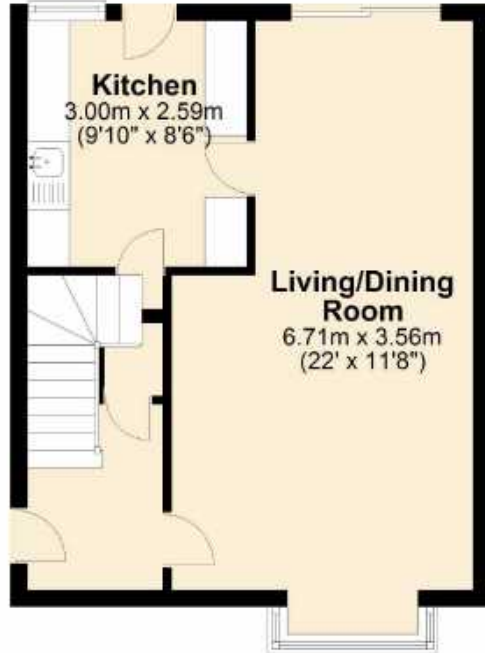
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



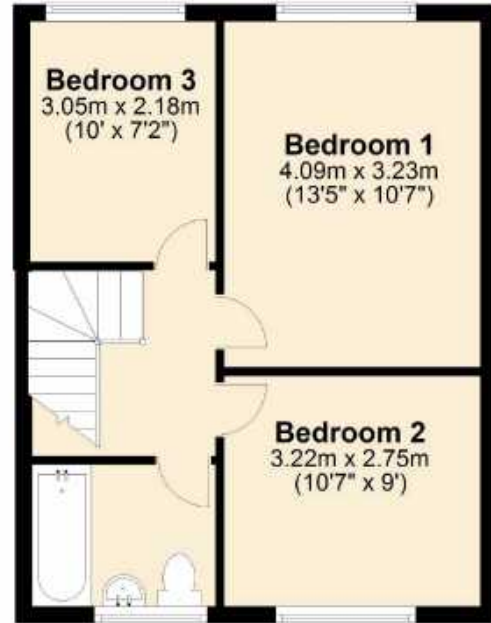
## Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



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