



PETER BALL & CO.
ESTATE AGENTS

STOKE ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 8XT

£430,000

- Spacious Detached
- No Through Road
- Four Bedrooms
- Modern Kitchen
- En Suite & Bathroom
- Double Width Driveway
- South Facing Garden

PROPERTY DESCRIPTION

An impressive and immaculate Redrow four bedroom detached family house, located at the end of this popular no-through road and within easy reach of Bishops Cleeve village centre and all local amenities. The living accommodation briefly comprises entrance hall with doors to the cloakroom, living room and kitchen. The living room has a bay window to the front aspect and a newly fitted feature fireplace with fitted gas fire. The dining room has double glazed French doors that overlook the rear south facing garden. The kitchen is well equipped with Bosch integrated double oven, induction hob, dishwasher and separate fridge and freezer. Stairs from the entrance hall lead to the first floor landing with doors to all four bedrooms, family bathroom and airing cupboard. Bedroom one faces the front with a door to the modern replacement en suite shower room. Bedrooms two and three face the rear and bedroom four to the front. The family bathroom has a modern white suite. Outside to the front is a



newly installed Slate Grey Colour Crete Concrete driveway providing off road parking for several cars and single garage with electric door with power lighting and alarm. To the rear is the south facing garden, attractively landscaped with established flower/shrub borders. The property also benefits from under floor heating in the hallway, kitchen and utility with gas central heating and double glazing throughout.

SITUATION

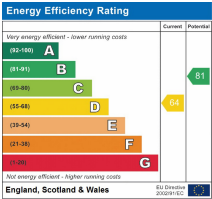
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 village centre via Cheltenham Road and at the traffic lights turn right onto Voxwell Lane. Continue along this road to the second roundabout and continue straight on into Stoke Orchard Road. Take the third turning on the right into Stoke Road and travel along this road for approximately quarter of a mile. The property may be seen on the right hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band E.



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.





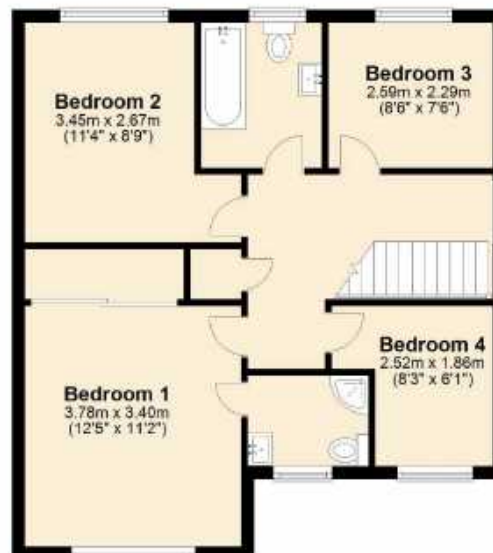
Ground Floor

Approx. 63.8 sq. metres (687.2 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

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