



PETER BALL & CO.
ESTATE AGENTS

KNAPPS CRESCENT, WOODMANCOTE, CHELTENHAM GL52 9HG

£80,000

- Two Bedroom Maisonette
- 50% Shared Ownership
- Open Plan Living Room/Kitchen
- Modern Bathroom
- uPVC D/Glazed & Gas C.H.
- Allocated Parking
- Close to Open Countryside

PROPERTY DESCRIPTION

50% Shared Ownership. An exciting opportunity to acquire a two double bedroom ground floor home located within this popular development in Woodmancote. The living accommodation briefly comprises an entrance hall with wood laminate flooring and doors leading to all the rooms. The open plan living room has wood laminate flooring and a double aspect with windows to the front and rear making this a light space. The kitchen is modern and well equipped with a breakfast bar and useful under stairs cupboard and integral electric cooker, gas hob and cooker hood. The master bedroom has a double aspect and the second bedroom has room to accommodate a double bed. The bathroom has been updated to provide a modern white suite with a shower over the bath. Further



benefits include gas central heating, double glazing and allocated parking to the rear.

SITUATION

Woodmancote is an attractive village set just to the north of the beautiful spa town of Cheltenham. The village is set at the foot of Cleeve Hill and has a mixture of architecture from period stone cottages to sympathetic newly constructed developments. The village has several shops and a popular pub and is further serviced by neighbouring Bishops Cleeve with its fine range of shops, supermarket, library and schools. There are excellent walks in the surrounding countryside and for the more energetic the views from the top of Cleeve Hill are spectacular. The Nearest Primary School is Woodmancote School and the nearest Secondary School is Cleeve School.

DIRECTIONS

Leave Bishops Cleeve via Station Road and proceed towards Woodmancote, under the railway bridge and turn left into Collyberry Road. Proceed along this road and take a right into Knapps Crescent. No 49 is located on the right hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band B.
Part rent £186.59 - to include buildings insurance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85 (Current)	85 (Potential)

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



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