



PETER BALL & CO.
ESTATE AGENTS

HILLVIEW CLOSE, BISHOPS CLEEVE, CHELTENHAM GL52 8WE

Fixed asking price £339,950

- Brand New Semi Detached
- Four Bedrooms
- En Suite to Master
- Underfloor Heating Downstairs
- South facing Garden
- Garage and Parking
- LABC 10 Year Warranty
- Close to Village Centre

PROPERTY DESCRIPTION

***** STAMP DUTY PAID AND £5,000 IN JOHN LEWIS VOUCHERS. TERMS AND CONDITIONS APPLY ***** An exciting and wonderful opportunity to purchase a BRAND NEW, semi detached three storey, four bedroom house in this select development of only nine homes and situated less than a 1/4 mile from the village centre of Bishops Cleeve. Sherborne Homes are a local family run business focused on building bespoke homes throughout the Cotswolds. 'The Leckhampton' offers well designed accommodation which has been beautifully appointed and comprises a light and airy entrance hall with stairs to the first floor and doors to the cloakroom, living room and kitchen .The good size living room has patio doors to the rear. The beautiful High Gloss kitchen is finished with granite worktops and fitted with a full range of quality appliances to include; Bosch fitted oven, induction hob & extractor, fridge/freezer, washing machine and dishwasher. Under floor heating warms the ground



floor. Upstairs on the top floor boasts the master bedroom with en suite facilities. There are three further bedrooms on the first floor with a family bathroom. Outside there is a single garage complete with private parking and a landscaped south facing private rear garden. The property further benefits from gas central heating, double glazing, 10 year LABC warranty and No Onward Chain.

SITUATION

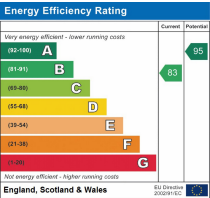
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 proceed straight over the mini roundabout, across the pedestrian crossing and at the next roundabout turn left into Finlay Way. Proceed along the road and Hillview Close is a short distance along on the left hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council.
Tax Band - to be assessed.



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.



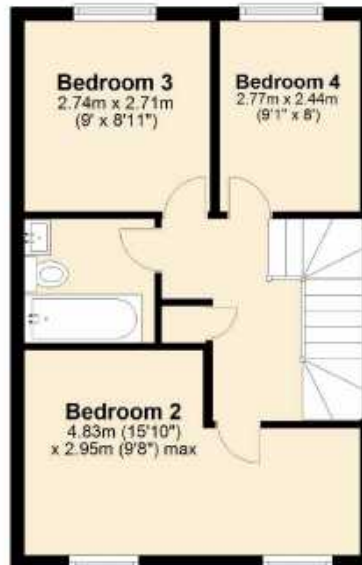
Ground Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

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