



PETER BALL & CO.  
ESTATE AGENTS

# STOKE ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 8RP

**£400,000**

- Modern Detached Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility & W.C.
- Bathroom & En Suite
- Front & Rear Gardens
- Driveway & Parking

## PROPERTY DESCRIPTION

An individual, stone built four bedroom detached home, having had many recent improvements done by its current owner and situated on a desirable non estate no through road, close to the centre of Bishops Cleeve. This well laid out home is arranged over two floors and the accommodation briefly comprises: entrance hall, 15'6 x 12'10 living room with feature wood burning stove and French doors to the rear garden, a modern and well fitted kitchen that leads to a rear lobby with doors to a useful utility room, W.C. and the rear garden. On the first floor is a re fitted bathroom and four bedrooms with the master benefiting from fitted wardrobes and an en suite shower room. To the rear is a lovely, well landscaped



garden with raised borders, a central lawn, patio seating area and gated side access. To the front is off road parking for several vehicles leading to an attached garage with power and light.

## 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 office in Bishops Cleeve proceed over Tesco roundabout. At the next roundabout take the third turning on your left into Stoke Road. The property can be found on the right hand side.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		85	85

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. 66.9 sq. metres (720.3 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 115.8 sq. metres (1246.6 sq. feet)

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