



PETER BALL & CO.
ESTATE AGENTS

SUNRISE AVENUE, BISHOPS CLEEVE, CHELTENHAM GL52 8EP

£310,000

- Three Storey Semi
- Beautifully Presented
- Four Bedrooms (Master Bedroom with En Suite)
- Garden Room
- Good Size Garden
- Driveway & Garage

PROPERTY DESCRIPTION

A superb four bedroom semi detached town house, arranged over three floors and benefiting from a remarkable master suite, extended garden room, off road parking and garage. The accommodation comprises in brief an entrance hall with doors to the living room, kitchen, cloakroom and stairs leading to the first floor. The kitchen is modern and fully fitted with space for a Range Cooker, extractor fan over, space for fridge/freezer, dishwasher and washing machine, with window to the front aspect. The living room measures 16'1 x 13'8 with French doors opening to a wonderful recently installed garden room with double glazed door leading to the rear garden, mainly laid to lawn with a decked area. On the first floor is the family bathroom and three bedrooms (two double and one



single). On the second floor is the master suite which measures at max 21'8 x 110'11 with an en suite shower room. Outside to the front is a single garage with parking. Viewing is highly recommended to appreciate this beautifully presented, extended and spacious family home.

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 Station Road towards Woodmancote and take the first left into Gotherington Lane. Take the second left into Sunrise Avenue and follow the road round to the right where the property can be found on the left hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
(92-100)	B	82	
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	83

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. 56.3 sq. metres (527.9 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 133.7 sq. metres (1439.4 sq. feet)

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