



PETER BALL & Co.  
FOR SALE  
01242 676100

PETER BALL & Co.  
ESTATE AGENTS

# GREENFINCH ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 8HB

**£64,000**

- 40% Shared Ownership
- Two Bedroom Apartment
- Open Plan Living Room/ Kitchen
- Private Garden
- Parking for Two Cars
- Gas Central heating
- Double Glazing
- Convenient to Village Amenities

## PROPERTY DESCRIPTION

Sovereign Homes are delighted to be able to offer 40% of the ownership of this property. Built by Bovis Homes in 2104 is this spacious and well presented two bedroom ground floor apartment with its own private garden and parking for two cars close to all the local amenities and shops in Bishops Cleeve.

The accommodation comprises a generous entrance hall with doors leading to all rooms. The open plan living room / dining room measures 21'7 with double aspect and flows nicely into the modern fitted kitchen with fitted oven, four ring gas hob, extractor hood and space for other appliances . There are double patio doors out to the enclosed rear garden. The master bedroom faces the front of the property and the second bedroom faces to the rear.



The bathroom provides a modern white suite. Further benefits include gas central heating, double glazing and two allocated parking spaces.

## 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 then at the mini roundabout take the third exit into Sanderling Way. Greenfinch Road is the second turning on the right hand side. The property can be found a short distance on the right indicated by our For Sale board.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council Band B  
Rental Charge=£162.90



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

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. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

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