



Peter Ball & Co.
FOR SALE
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PETER BALL & CO.
ESTATE AGENTS

CUTSDEAN CLOSE, BISHOPS CLEEVE, CHELTENHAM GL52 8UT

£295,000

- Extended Four Bedroom Semi
- Living Room
- Dining Room
- Modern Kitchen
- Cloakroom & En Suite
- Lovely Rear Garden
- Off Road Parking
- Gas C.H. & Double Glazing

PROPERTY DESCRIPTION

Situated in this popular and established cul-de-sac within walking distance of the centre of Bishops Cleeve is this semi detached four bedroom family home offering substantial and versatile accommodation. The accommodation comprises an entrance hall with doors to the cloakroom, living room and kitchen. The living room measures 16'9 and has UPVC French doors opening to the rear garden and stairs leading to the first floor. The kitchen includes a range of matching wall and base level units with roll edge work surface over. sink drainer unit, integrated appliances including dishwasher, under counter fridge and freezer, double oven, four ring gas hob inset and plumbing for domestic appliances. There is tiled flooring and an opening to the dining room. On the first floor is the landing with very useful storage cupboards, the family bathroom comprising a white suite and three bedrooms. Further stairs lead to the second floor master bedroom with en suite. To the rear is a



lawned garden with a decked seating area and gated side access. The property further benefits from two off road parking spaces, gas central heating and double glazing throughout.

SITUATION

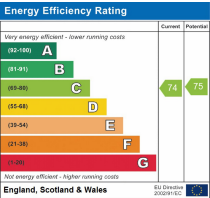
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 Bishop Cleeve village centre via Cheltenham Road and travel to the traffic lights. Turn right into Voxwell Lane. Travel along to the end of this road and at the roundabout carry straight on into Stoke Orchard Road. Take the third turning on the right hand side into Stoke Road. Travel along this road and take the third turning on the left hand side into Cutsdean Close. Number 15 can be found on the left hand side indicated by our For Sale board.

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.



Viewing by appointment with your local office of

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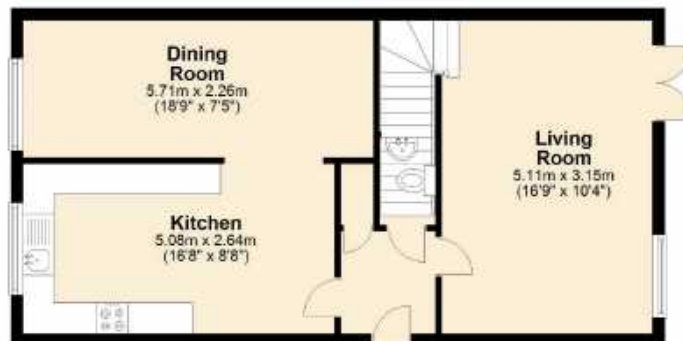
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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. 50.4 sq. metres (542.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Second Floor

Approx. 18.8 sq. metres (201.9 sq. feet)



Total area: approx. 106.6 sq. metres (1147.7 sq. feet)

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