



PETER BALL & CO.
ESTATE AGENTS

HUNTLOWE CLOSE, BISHOPS CLEEVE, CHELTENHAM GL52 8FD

£260,000

- Modern Terrace Home
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom & En Suite
- Good Size Enclosed Garden
- Parking For 2 Vehicles

PROPERTY DESCRIPTION

A modern and well proportioned three bedroom terrace home situated in the sought after Bishops Cleeve village with its abundance of amenities and fantastic transport links. The accommodation comprises in brief downstairs cloakroom, 15'5 living room, kitchen/dining room and stairs leading to the first floor. The kitchen/dining room is spacious and fitted with a range of wall and base level units, roll edge work surface over, one and a half sink/drainer unit and four ring gas hob inset, built in oven, extractor over and space for a fridge/freezer, washing machine and dishwasher. Double doors lead to the garden, door to the cloakroom and door to the under stairs cupboard. On the first floor is the family bathroom and three well proportioned bedrooms with the master



benefitting an en suite shower room. To the rear is a good sized, fence enclosed garden with gated rear access and to the front is allocated off road parking for two vehicles. This lovely property further benefits gas central heating and double glazing throughout. The property further benefits 5 years insurance left on the new build guarantee.

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 Gothering Lane. Take the first left into Sunrise Avenue and first right into second left into Huntlowe Close where the property can be found on the right hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	95
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	95

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.

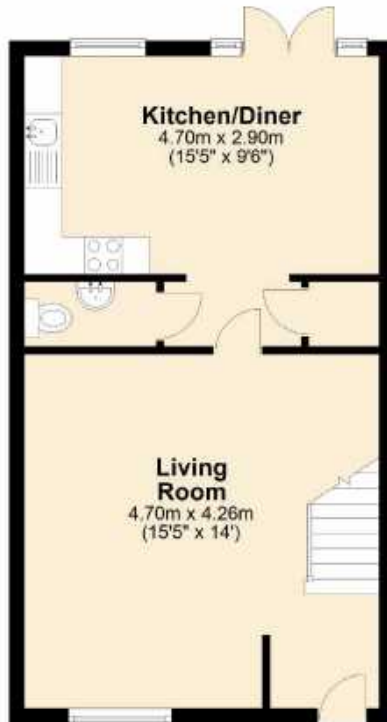
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Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 sq. feet)

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