



PETER BALL & CO.  
ESTATE AGENTS

# AMBER ROAD, BISHOPS CLEEVE, CHELTENHAM GL52 7ZG

£240,000

- Modern Town House
- Three Double Bedrooms
- Kitchen/Dining Room
- Master Suite With En Suite
- Rear Garden
- Carport Parking

## PROPERTY DESCRIPTION

A modern three double bedroom, three storey town house situated on the Persimmon 'Greenacres' Development. The accommodation comprises an entrance lobby that opens to an L - shaped living/dining room with wood laminate flooring, window to the front aspect and doors to the inner hall and a useful storage cupboard. From the inner hall are doors to the cloakroom, kitchen/dining room and stairs leading to the first floor. The kitchen/dining room includes a range of wall and base level units with roll edge work tops over, one and a half bowl sink/drainers and four ring gas hob inset, oven under, extractor over, space and plumbing for further appliances, space for a dining table and uPVC French doors to the rear garden. On the first floor are two double bedrooms and the family bathroom and on the



second floor is the master bedroom with an en suite shower room. The rear garden is panel fence enclosed and has a patio leading to a lawned garden. To the side is parking for two vehicles and gated side access.

## SITUATION

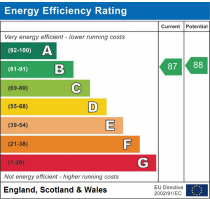
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets 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 Bishops Cleeve Office in Church Road, take the third turning at Tesco roundabout and proceed across the pedestrian crossing. At the end of the road turn left and head onto Finlay Way. At the roundabout take the third exit onto the A435 then at the next roundabout take the first exit into Amber Road. Follow the road to the left where the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.



Viewing by appointment with your local office of

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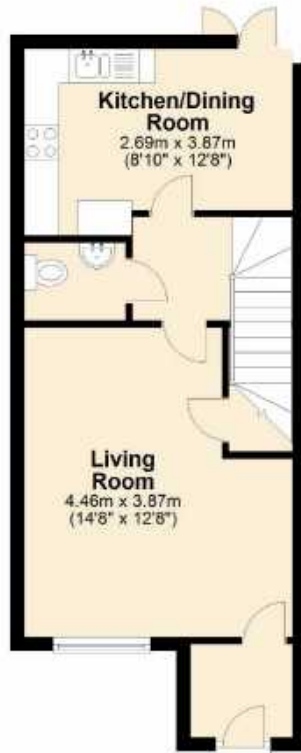
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



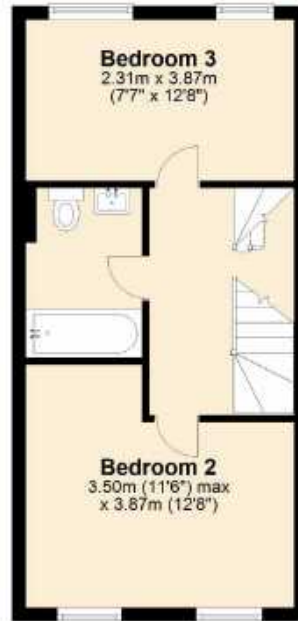
### Ground Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



### Second Floor

Approx. 22.8 sq. metres (245.0 sq. feet)



Total area: approx. 90.6 sq. metres (974.9 sq. feet)

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