

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



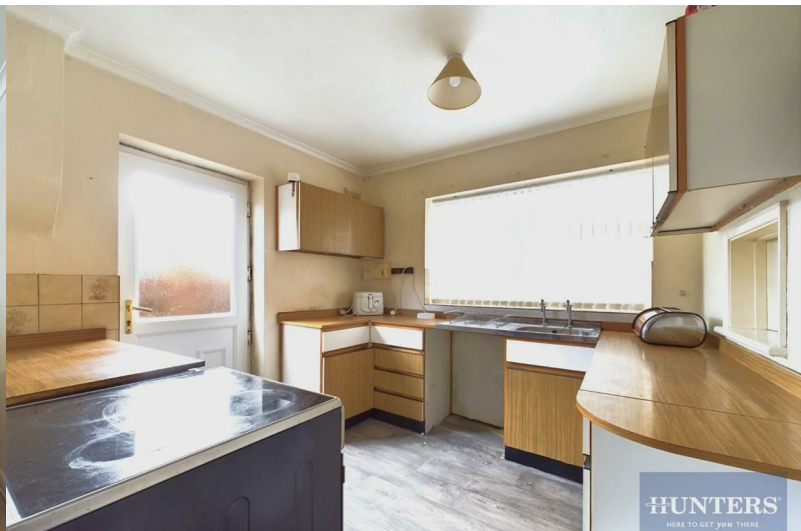
## Ashfield Close

Bishops Cleeve, Cheltenham, GL52 8LG

Asking Price £275,000



Council Tax: C



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Hunters Estate Agents are delighted to bring this superb two-bedroom, semi-detached bungalow, complete with off road parking and a garage to the sales market. The property has a first-floor dormer window to the front elevation indicating that there is a potential conversion for a first-floor extension (subject to the relevant planning permissions). We have been informed that a majority of the properties in the road have benefitted from this conversion.

This fine bungalow does require a cosmetic refurbishment including an obviously tired kitchen and general decor.

Outside, the property excels by being set back from the road behind a generous fore-garden with a driveway to the side which leads to a detached garage with mains power and light. To the rear there is a private garden that is mainly laid to lawn and enjoys a high degree of privacy.

The accommodation includes: An 'L' shaped hallway giving access to all major rooms. The two bedrooms sit to the front of the property with the living room and the kitchen facing the rear elevation. The bathroom sits neatly to the side. There is a conservatory/sunroom to the rear off the living room.

Bishops Cleeve is a thriving village that, due to its expanding range of facilities appears to be just hanging on to its village status. Offering better facilities and a better quality of life than many towns, Bishops Cleeve boasts a wide range of sporting facilities, two major Supermarkets (and another on its way) two doctors' surgeries, several fantastic restaurants, shops, takeaways and much much more.

For families, there is a choice of highly performing junior schools and a highly sought after senior schools which boasts of one of the best 6th forms in the county.

Ashfield Close is a small cul-de-sac of similar properties that manages to be both quiet and peaceful whilst being a short walk from the centre.

This lovely home comes highly recommended.

All viewings are accompanied.

- Two Bedroom Bungalow Close to Village Centre
- Living Room Overlooking the Rear Garden
- Private Rear Garden
- Off Road Parking and Garage
- Council Tax Band C | Energy Performance Certificate D
- Requires Cosmetic Upgrading
- Established Potential for a First Floor Conversion
- Conservatory
- Kitchen and Bathroom Require Replacing
- Tenure: FREEHOLD

### Living Room

14'9" x 11'0" (4.50 x 3.36)

### Kitchen

9'1" x 8'9" (2.79 x 2.68)

### Bedroom One

13'5" x 10'8" (4.09 x 3.27)

### Bedroom Two

9'3" x 6'9" (2.83 x 2.08)

### Conservatory

10'3" x 9'8" (3.14 x 2.95)

### Bathroom

8'6" x 5'9" (2.61 x 1.76)

### Garage

Single Garage with mains power and light



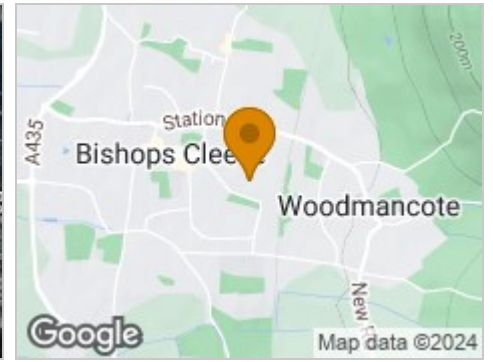
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.