

11 MURRAY CLOSE,
BISHOPS CLEEVE, CHELTENHAM, GLOUCESTERSHIRE, GL52 8XE

 Charles Lear



11 MURRAY CLOSE

Situated in a sought after and peaceful cul-de-sac, yet close to the centre of Bishops Cleeve with it's sought after schools and shopping area, is this well presented detached home built by Bryant Homes to their Victoria design. The property stands in a lovely plot which is west facing with a drive leading to the garage.

- Secluded cul-de-sac location close to the centre of the village
- Modern fitted kitchen with integral appliances, breakfast bar and utility area with a door to the side aspect
- Dining room with glazed French doors leading to a brick based conservatory with double doors to the garden
- Dual aspect sitting room with a bay window to the front aspect
- Two double bedrooms and two well-proportioned single bedrooms
- A modern en-suite shower room and a family bathroom complete the first floor
- Wonderful, enclosed rear garden with a patio seating area leading to a lawn bordered by a variety of shrubs and trees
- Pretty, mainly lawned front garden planted with mature plants and shrubs and a driveway providing off road parking for several vehicles and an integral single garage

Constructed circa 25 years ago, this lovely property sits in a peaceful residential cul-de-sac with the benefit of beautifully manicured gardens, two reception rooms, four bedrooms and a conservatory which overlooks the pretty rear garden.





SITUATION

Located within walking distance of the village centre where there are two well-known supermarkets, an excellent range of local shops, post office, medical centre, dentist and also several popular schools. The regional centre of Cheltenham is about 3 miles distant and offers a wider range of bespoke shops and boutiques, restaurants and wine bars. The town also offers several internationally recognised schools and various well-known festivals including literature, jazz, food and national hunt racing. Within a short drive is junctions 9 and 10 of the M5 for access to the motorway network.

GENERAL INFORMATION

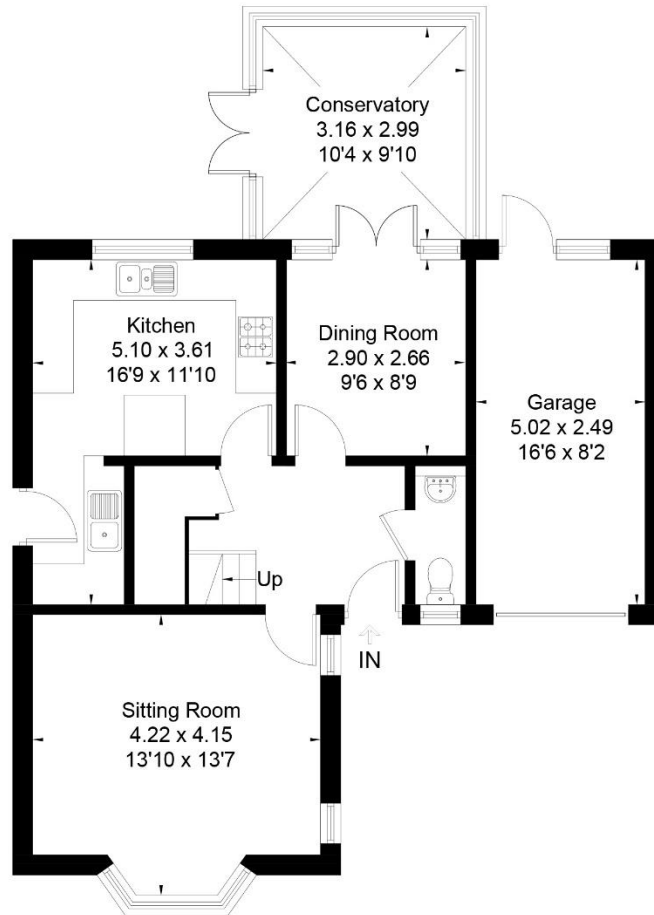
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (E) £2,505.11 -2024/25
EPC Rating: TBC


VIEWINGS

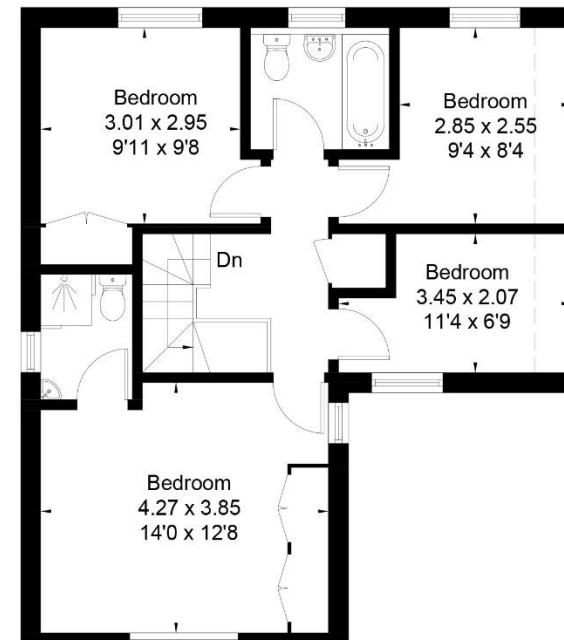
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Floor Area = 116.4 sq m / 1253 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 129.2 sq m / 1391 sq ft



Ground Floor

 = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67676