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**A**ppleby's
Estate Agents

## 79 Sapphire Road, Bishops Cleeve, GL52 7YT

### £390,000

This beautifully presented three bedroom DETACHED home is ideal for a growing family, benefitting ENSUITE, OPEN PLAN kitchen/dining room, 5 years NHBC remaining, SOLAR PANELS, GARAGE and driveway. Situated in a sought after residential area within easy reach of local shops, a doctors surgery and schools.

## Entrance Hall

## Living Room 12'11 x 12'3 (3.94m x 3.73m)

## Cloakroom

## Kitchen/Dining Room 18'1 x 9'4 (5.51m x 2.84m)

## Utility Room

## Bedroom 1 12'11 x 10'9 (3.94m x 3.28m)

## Ensuite

## Bedroom 2 9'6 x 9'6 (2.90m x 2.90m)

## Bedroom 3 9'6 x 8'4 (2.90m x 2.54m)

## Bathroom

## OUTSIDE
The front garden is enclosed with railings and Laurel hedging, with driveway and carport for two vehicles leading to the garage and gated side access to the rear garden.
The garden is enclosed being mainly laid to lawn, the patio area is conveniently located behind the garage, it is a perfect setting for entertaining and watching the sunset, access to the garage via personnel door.

## Services
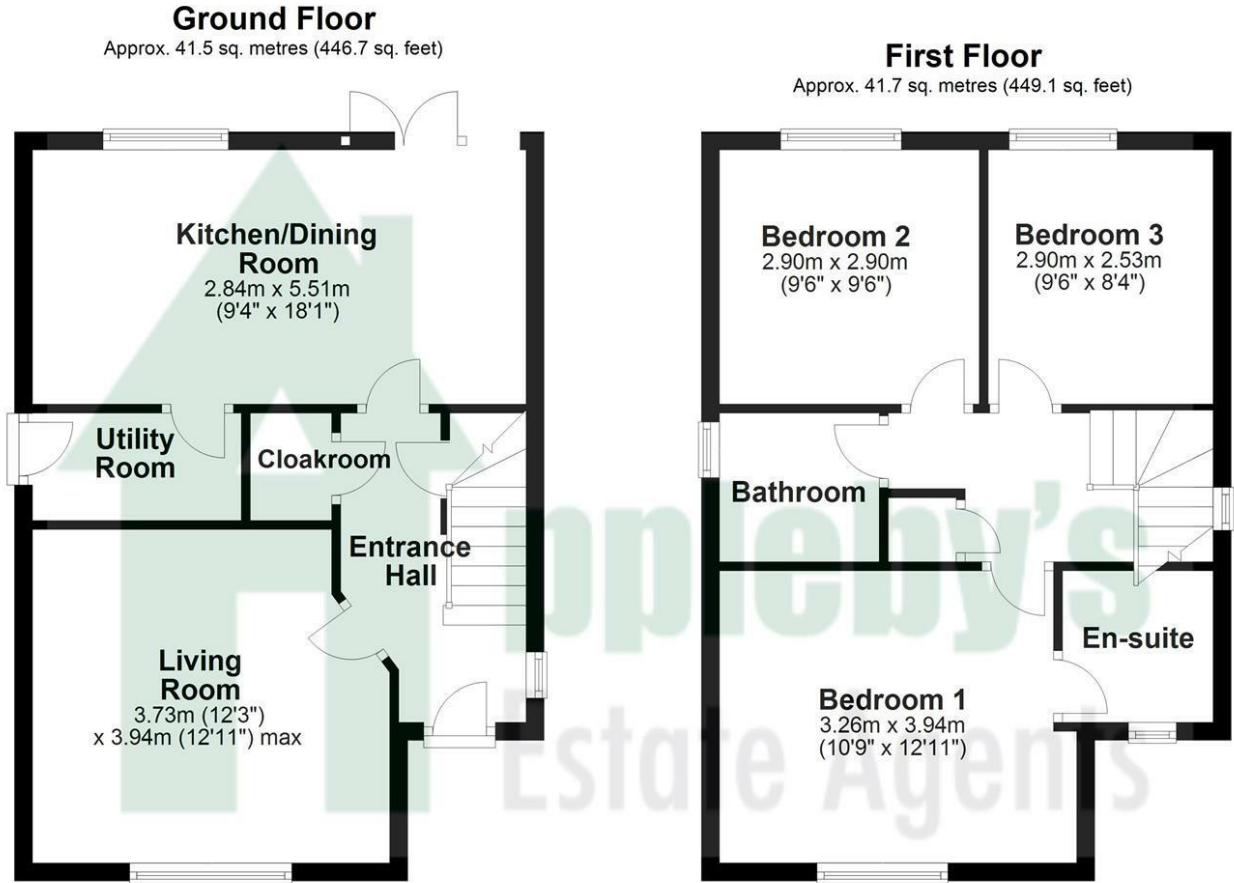Mains drainage, gas central heating and solar panels
NHBC 5 years remaining
Tewkesbury Borough Council tax band E

## Tenure
Freehold

# Floor Plan

## Ground Floor
Approx. 41.5 sq. metres (446.7 sq. feet)

**Kitchen/Dining Room**
2.84m x 5.51m
(9'4" x 18'1")

**Utility Room**

**Cloakroom**

**Entrance Hall**

**Living Room**
3.73m (12'3")
x 3.94m (12'11") max

## First Floor
Approx. 41.7 sq. metres (449.1 sq. feet)

**Bedroom 2**
2.90m x 2.90m
(9'6" x 9'6")

**Bedroom 3**
2.90m x 2.53m
(9'6" x 8'4")

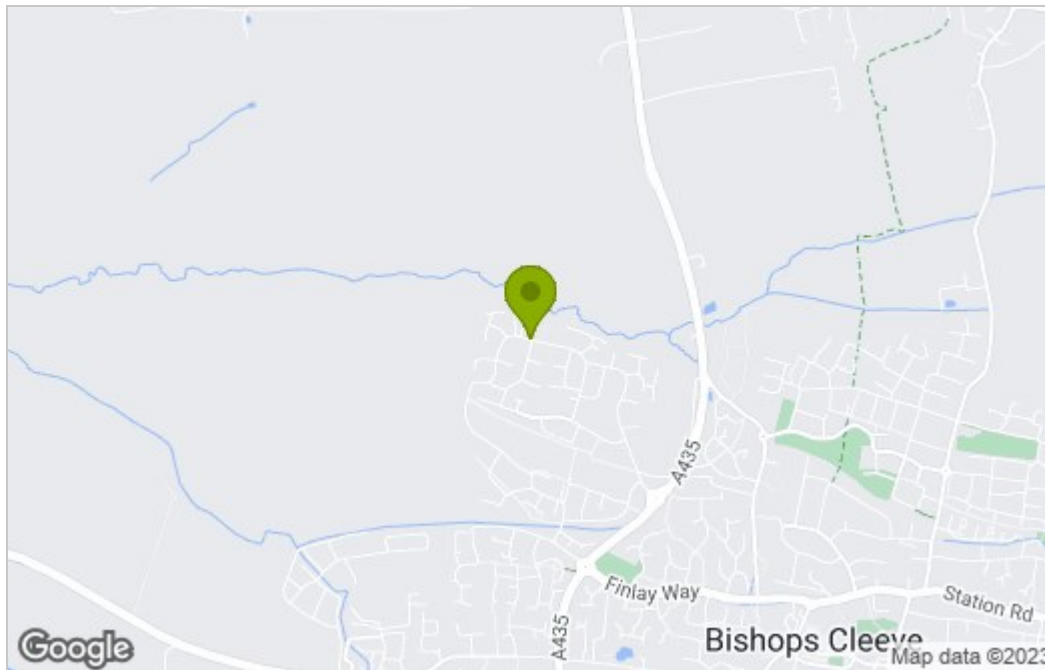**Bathroom**

**En-suite**

**Bedroom 1**
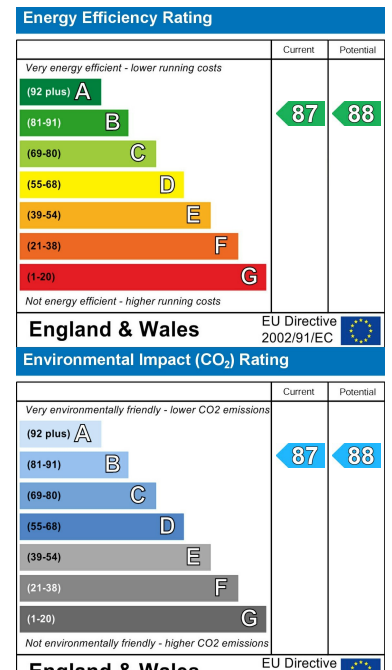3.26m x 3.94m
(10'9" x 12'11")

Total area: approx. 83.2 sq. metres (895.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

# Area Map

# Energy Efficiency Graph

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Current: 87

Not energy efficient - higher running costs

**England & Wales**  EU Directive 2002/91/EC

**Environmental Impact (CO$_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Current: 87

Not environmentally friendly - higher CO2 emissions

**England & Wales**  EU Directive