

CR COOK Residential

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- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- OPEN PLAN RECEPTION ROOM
- FAMILY BATHROOM AND A CLOAKROOM
- SOUTHERLEY FACING REAR GARDEN
- ALLOCATED PARKING

£300,000

**Fotescue Road
Bishops Cleeve
GL52 8FG**

Fotescue Road, Bishops Cleeve

A beautifully presented three-bedroom terraced property offering a modern and contemporary feel throughout. The accommodation comprises a sitting dining room, kitchen, three bedrooms, family bathroom and a cloakroom. Set within a cul-de-sac location in the popular village of Bishops Cleeve, local amenities are within easy reach.

Built in 2017 by the well-regarded Taylor Wimpey developers, this property benefits from being within the 10-year NHBC guarantee.

An entrance hall offers Karndean flooring that flows into the kitchen and cloakroom. There is space for coat and shoe storage, and it gives access to the downstairs accommodation and stairs leading to the first floor with a built-in cupboard below.

The sitting dining room benefits from views overlooking the rear garden, and a patio door leads out to the patio area. There is neutral carpeting and ample space for both living and dining furniture.

The kitchen is positioned to the front of the property and offers a range of fitted wood effect wall and base units, wood effect worktops and upstands, and an inset stainless-steel sink and drainer with a mixer tap. Integrated appliances include a gas hob, extractor hood, and an oven with additional space for a freestanding tall, fridge-freezer and a washing machine.

The cloakroom has a white suite comprising a low-level WC and wash hand basin.

Upstairs the landing gives access to the three bedrooms and the family bathroom upstairs. Grey carpeting flows into the bedrooms, and a hatch leads to the loft space above.

The main bedroom is generous, has views out to the front of the property and benefits from built-in double wardrobes. Bedrooms two and three look out over the rear garden and offer generous sizes, with bedroom two being double and three a single.

The family bathroom offers tile effect flooring, part tiled walls, a heated towel rail and a white suite comprising a bath with a separate shower and a glass screen, a low-level WC, and a basin.



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The southerly-facing rear garden is well maintained and laid to lawn and patio areas with mature shrubs. A path leads to a wooden garden shed and an access gate. To the front is a communal parking area and the property has two numbered allocated parking spaces.

Further benefits to the property are, gas central heating, double glazing, solar panels, and being within the NHBC.

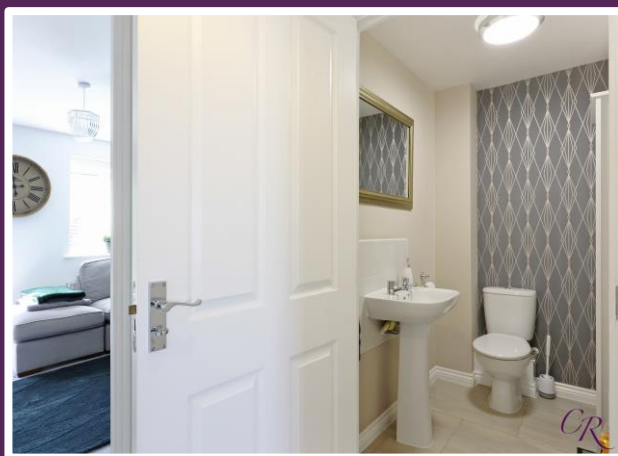
Tenure-Freehold
Council Tax- C

Bishop's Cleeve is a village in the Borough of Tewkesbury, Gloucestershire, north of Cheltenham. The village is in the catchment of well-rated schools. It boasts a range of local amenities, including two large superstores, post office, library, hairdressers, gift shop, butchers, bakeries, and greengrocers, to name a few. Within walking proximity to the property are a Co-Op food, coffee shop and other amenities.

Bishops Cleeve is also a short drive into Cheltenham town centre, is a stone's throw from the famous Cheltenham Racecourse and offers a regular bus route into the town centre.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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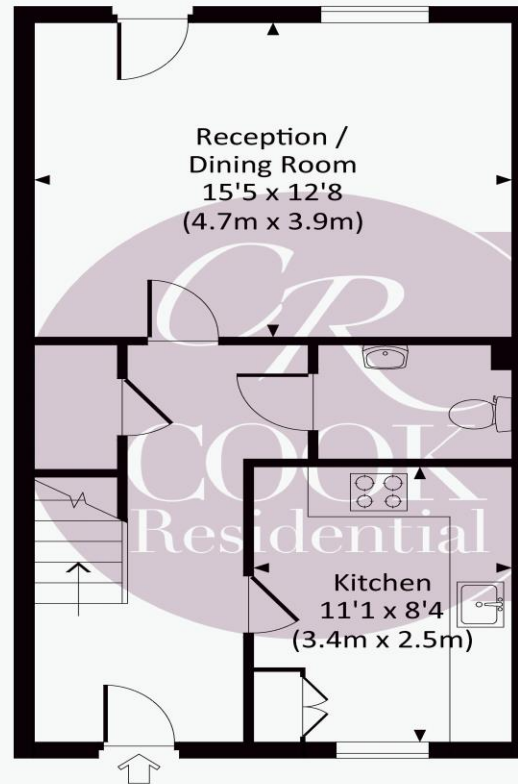
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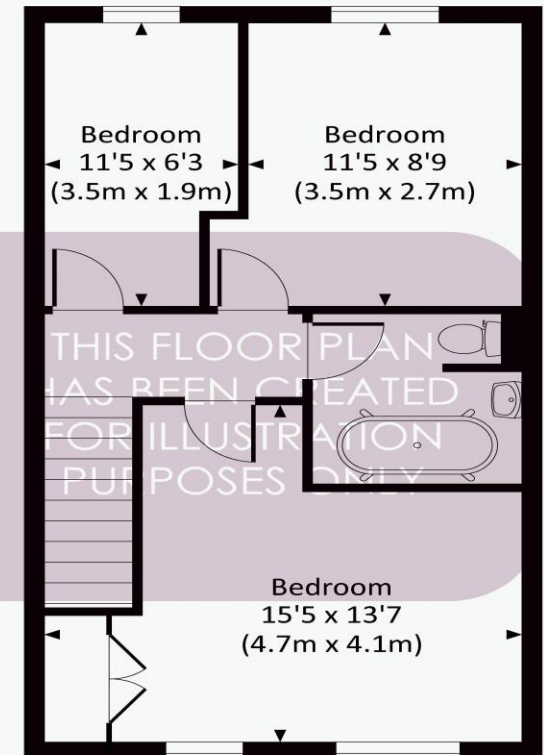
FORTESCUE ROAD

Approx. gross internal area
894 Sq Ft. / 83.1 Sq M.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.