

# CR COOK Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- STYLISH MID TERRACED HOME
- MODERN KITCHEN/BREAKFAST ROOM
- CONTEMPORARY BATHROOM
- TWO DOUBLE BEDROOMS
- ENCLOSED GARDEN & TWO PARKING SPACES
- NO ONWARD CHAIN

Offers in Excess of £270,000

**The Highgrove  
Bishops Cleeve  
Cheltenham  
GL52 8JB**

# The Highgrove, Bishops Cleeve, Cheltenham , GL52 8JB

Cook Residential is delighted to present this charming two-bedroom terraced home, located in the sought-after area of Bishops Cleeve.

With a perfect blend of modern and traditional elements, this property features a spacious sitting/dining room, a stylish kitchen, and garden. Offered with no onward chain, it's ready for its next owners to move in and enjoy.

Upon entering, you are welcomed by a porch that leads into the spacious sitting/dining room, offering a comfortable and versatile living space.

**Sitting/Dining Room:** This spacious room provides a warm and inviting atmosphere, perfect for relaxation and entertaining. It features ample natural light, creating a bright and airy ambiance.

**Kitchen:** The modern traditional kitchen is equipped with white base units, wooden counter-tops, an integrated oven, hob, and extractor fan, and a freestanding dishwasher and a washing machine making it both functional and stylish.

**Bedrooms:** Upstairs, the property offers two good-sized double bedrooms, both with ample space and natural light.

**Family Bathroom:** The family bathroom features a white three-piece suite with a shower over the bath, combining functionality and elegance.

**Garden and Courtyard:** Accessed through the kitchen, the rear garden provides a tranquil retreat with a separate courtyard patio area, perfect for outdoor entertaining and relaxation.

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**Car Port:** At the front of the property, there is a car port with space for one car, and there is a further allocated space in a secure parking area to the rear of the properties.

A viewing is highly recommended to fully appreciate the space and features this delightful home has to offer.

**Tenure:** Freehold  
**Council Tax Band:** C

**Location:** Bishops Cleeve is a popular area offering easy access to local amenities, schools, and transport links. The town of Cheltenham, with its beautiful Regency Spa architecture, festivals, and variety of local and high street shops, eateries, bars, and art galleries, is just a short drive away.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

