



8 Cleeve Court Two Hedges Road, Bishops Cleeve, Cheltenham, GL52

ONLY  
£220,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Rarely Available – Three Bedroom First Floor Maisonette with No Onward Chain.

Situated in the ever-popular village of Bishops Cleeve, just a short distance from Cheltenham, this rarely available three-bedroom first floor maisonette offers spacious and versatile accommodation, ideal for anyone looking to downsize, or first time buyers.

Approached via its own private entrance, the property enjoys a practical layout across the first floor. A welcoming hallway leads to a bright and generous living room, perfect for relaxing or entertaining. The property benefits from three well-proportioned bedrooms: a principal bedroom, a second double bedroom, and a third bedroom – providing excellent flexibility.

The kitchen is well-equipped for everyday needs, while the family bathroom completes the accommodation. Additional practical features include useful internal stairs access, gas central heating, and double glazing throughout.

Externally, the property benefits from off-road parking and a garage, with the surrounding development offering a convenient and community-focused environment.

Agents Note.  
Leasehold.  
Lease: 999 years from December 1966 - 939 years remaining.  
Ground rent: TBC  
EPC Rating: C69  
Mains Gas, Electric and Sewage.  
Tewkesbury Council Tax Band: B

Broadband  
Basic 16 Mbps

Flood Risk

Very low

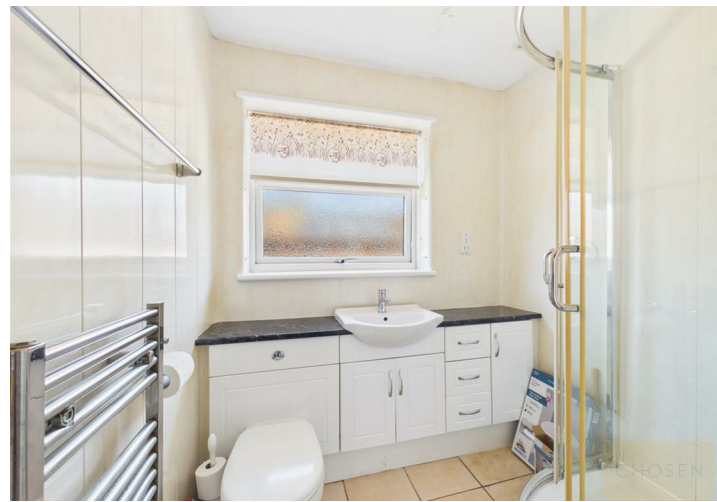
2 Church Road, Churchdown, Gloucestershire, GL3 2ER

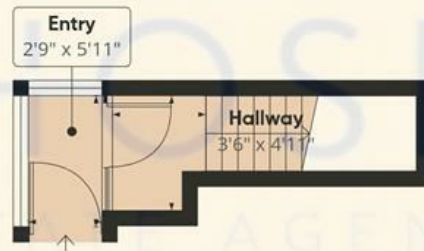
Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)

- Three Bedroom Maisonette
- No Onward Chain
- Sought After Village Location
- EPC Rating: TBC
- First Floor
- Garage And Parking In Front Of
- There Is No Garden With This Property
- Council Tax Band: B

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</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<br>2002/91/EC |  |





Floor 0

Approximate total area<sup>(1)</sup>  
759 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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