



**37 Mirabelle Road
Bishops Cleeve, Cheltenham GL52 8FS**

STEVE GOOCH

ESTATE AGENTS | EST 1985

£299,950

A MODERN TWO DOUBLE BEDROOM END TERRACE HOUSE situated in a POPULAR SUBURB OF CHELTENHAM, having SOLAR PANELS, LOW MAINTENANCE GARDENS, OFF ROAD PARKING FOR TWO VEHICLES, all being offered with NO ONWARD CHAIN.

The position is outstanding in a quiet close on the north side of Bishops Cleeve. The property is easy walking distance to the array of shops, restaurants and amenities on offer and also a short distance away to are two supermarkets, a post office and doctors surgeries.

With gorgeous countryside, vibrant village life on your doorstep and the charms of Cheltenham only 4.6 miles away Bishops Cleeve is an attractive place to live. Bishops Cleeve boasts reliable transport links including a public bus service to local towns such as Tewkesbury and Cheltenham. The closest train station to Bishops Cleeve is Cheltenham Spa, which is located on the Bristol-Birmingham main line.



Entrance via double glazed composite front door into:

ENTRANCE HALL

Single radiator, consumer unit, PV controls, Open Reach point.

CLOAKROOM

5'8 x 4'7 (1.73m x 1.40m)

Low-level WC, pedestal wash hand basin, single radiator, extractor fan.

LOUNGE

17'4 x 10'4 widening to 15'4 into stair recess (5.28m x 3.15m widening to 4.67m into stair recess)

Virgin fibre optic point, two double radiators, network points, thermostat controls, under stairs storage cupboard, turning staircase leading off, front aspect window. Door to:

KITCHEN / DINER

15'4 x 10'0 (4.67m x 3.05m)

The kitchen area comprises of a range of base and wall mounted units with laminated worktops and splashbacks, plumbing for washing machine, space for freestanding fridge / freezer, integrated Hotpoint oven with four ring gas hob and extractor fan over with stainless steel splashback, double radiator, electric boiler, inset spot lighting, rear aspect window with views towards Cleeve Hill, half glazed back door to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard with heater and slatted shelving.

BEDROOM 1

15'4 x 11'3 (4.67m x 3.43m)

Modern panelling, TV and network points, thermostat control, single radiator, two front aspect windows.

BEDROOM 2

16'6 x 8'8 (5.03m x 2.64m)

Modern wall panelling, network point, TV point, single radiator, rear aspect window with views towards Cleeve Hill.

BATHROOM

7'0 x 6'5 (2.13m x 1.96m)

Suite comprising panelled bath with mixer tap and shower detachment, integrated wash hand basin, WC, heated towel rail, tiled splashbacks, extractor fan, rear aspect frosted window.

OUTSIDE

To the front of the property, there is side by side parking for two vehicles, canopy over the front door, outside light. An alleyway provides pedestrian rear access to the rear garden. The rear garden is designed for low maintenance and the top tier is laid to patio with outside lighting. Steps lead down to the lower terrace with paved area, raised composite deck with pergola, all enclosed by wood panel fencing.

SERVICES

Mains water, drainage and electricity. Heating is via an electric boiler.

AGENT'S NOTE

Solar panels are at the property and contribute to lower the energy bills.

There is a service charge to cover communal areas. Cost to be confirmed.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Cheltenham, take the A435 Evesham Road, proceeding out of town, going past the race course. Upon entering Bishops Cleeve, take the right hand turn into Finlay Way, then the left hand turn into Gotherington Lane. Proceed over the roundabout, taking the right hand turn into Mirabelle Road where the property can be located on the left hand side as marked by our 'For Sale' board.

what3words - ///prime.youth.sting

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.