

64 Sapphire Road, Cheltenham, Bishops Cleeve GL52 7YU

Asking price £385,000

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CHRISTIAN LEWIS PROPERTY



64 Sapphire Road

Bishops Cleeve
Cheltenham, GL52 7YU

- Three bedroom detached
- Single garage
- Modern and energy efficient
- Kitchen/diner

Built in 2021, this attractive three-bedroom detached home occupies a desirable corner position on Sapphire Road in the popular village of Bishops Cleeve, Cheltenham.

The property features an attractive double-fronted design and is entered via a welcoming hallway, leading to a spacious separate living room, ideal for relaxing and entertaining. To the rear, the dining kitchen provides a great space for both everyday cooking and family dining, complemented by a separate utility room. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a pleasant enclosed garden featuring a patio seating area, lawn and pergola, providing an ideal space for outdoor dining and relaxation. A garage and driveway offer valuable off-road parking.

Further benefits include gas central heating, solar panels, freehold tenure and a position close to a children's play area.

An excellent opportunity to acquire a modern detached home in a popular residential location, ideally suited to families and a range of other buyers. An internal viewing is highly recommended to fully appreciate the accommodation, location and lifestyle this property has to offer.





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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Tewkesbury
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating A

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

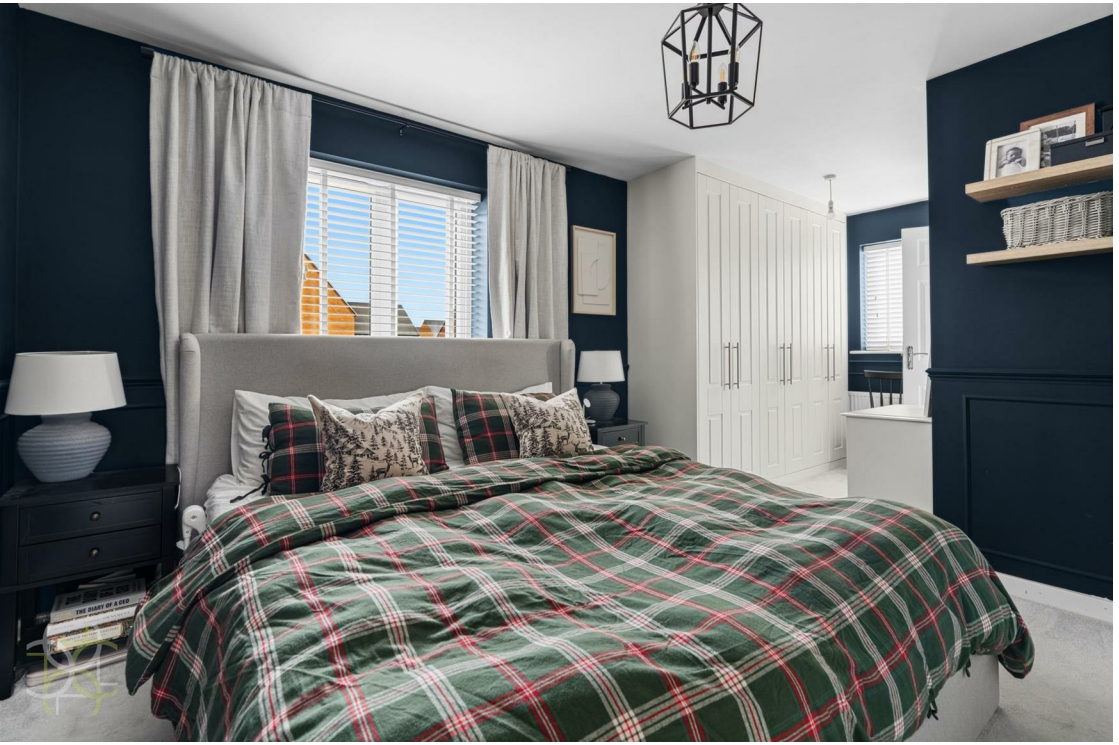
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



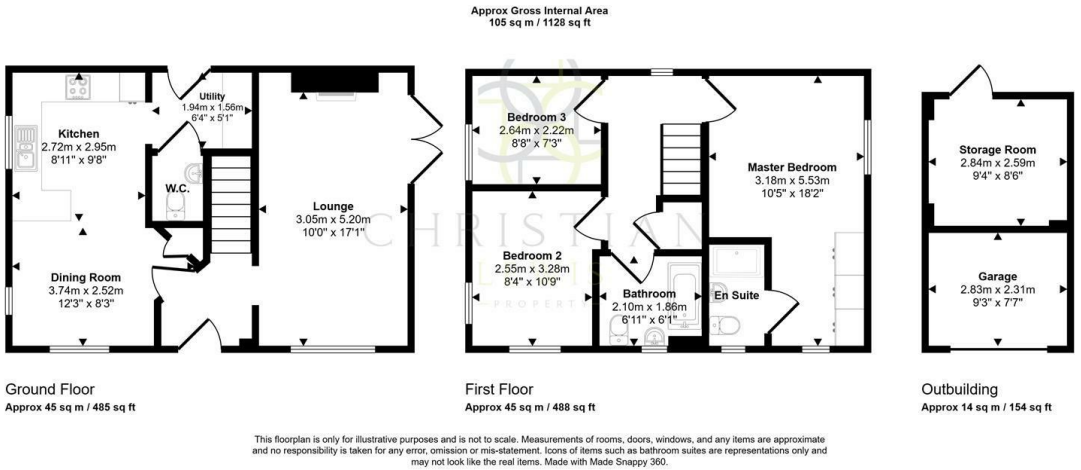








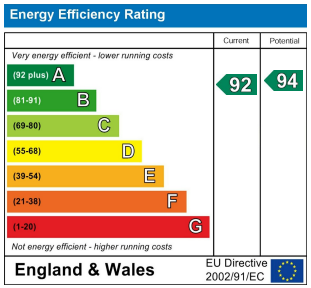
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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