



ROSS BURBIDGE



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Amberoid Drive, Bishops Cleeve, Cheltenham, GL52

£285,000

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Please Quote: RB1393-Ross Burbidge. Located within the ever-popular Greenacres development on the outskirts of Bishops Cleeve, this attractive two-bedroom home offers modern, low-maintenance living with the added benefit of a surprisingly generous garden and off-road parking.

The property is beautifully presented throughout and has been well cared for by the current owners. The accommodation begins with an entrance hall leading to a bright and comfortable living room positioned at the front of the house. To the rear is a stylish kitchen/dining room fitted with a range of modern units and integrated appliances, providing an excellent space for both everyday living and entertaining. French doors and rear-facing windows allow plenty of natural light and offer pleasant views across the garden. A cloakroom completes the ground floor.

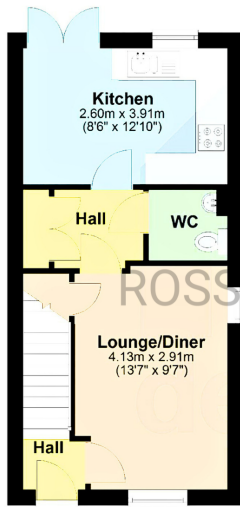
On the first floor are two well-proportioned double bedrooms together with a contemporary family bathroom.

One of the standout features of this home is the outdoor space. The rear garden is considerably larger than many found with similar modern properties and enjoys a sunny westerly aspect, creating the perfect setting for al fresco dining, entertaining guests or simply relaxing in the afternoon and evening sunshine. To the side of the property is a private driveway providing off-road parking for two vehicles, along with the added benefit of an electric vehicle charging point.

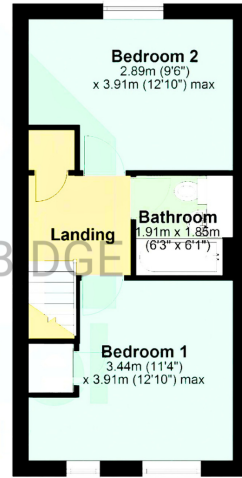
Combining stylish accommodation, generous outside space and a highly desirable village location, this is an excellent opportunity for first-time buyers, downsizers or investors seeking a quality home in a thriving Gloucestershire village. Bishops Cleeve remains one of the most sought-after villages surrounding Cheltenham, offering an excellent range of day-to-day amenities including supermarkets, independent shops, cafés, pubs and highly regarded schools. The village enjoys a strong sense of community whilst providing easy access to Cheltenham, Tewkesbury and the M5, making it an ideal choice for commuters and families alike.



Ground Floor
Approx. 33.0 sq. metres (355.4 sq. feet)



First Floor
Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 86 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |