



23, Bishop Road SHURDINGTON, Cheltenham, GL51 4TB

- Genuine c. 1300 sq. ft of Brick & Mortar Space
- Equidistant of Village Green and Village Store
- Entrance Porch, Hall, Downstairs Cloaks/Utility
- 15' x 14' 'L' Shaped' Sitting Room + 12' Study
- 13' x 12' Dining Rm opens to Mod. 12' Kitchen
- FIVE Bedrooms (15', 12', 12', 12' & 9')
- Modern Tiled Bathroom with Shower
- Gas Central Heating & Double Glazing
- Generous c. 60' Frontage: Lots of ORP
- Sunny South Facing 65' Rear Garden

£385,000

This Genuine Five Bedroom, Three Reception Semi Detached Courtesy of Substantial 2010 Extension now Features c. 1300 of Solid Bricks & Mortar Accommodation!

All in a Perfect Situation Equidistant of the Village Store and Village Green!...

Also, Generous 60' Frontage/ Ample Parking and Perfect South Facing c. 65' x 40' Rear Gardens!

Entrance Area

Covered porch to part glazed front door.

Entrance Hall

Pine stairway rising to the first floor, access to understairs storage. Radiator, power points, pendant light point. Panelled doors to reception rooms.

Sitting Room

6' 1" x 14' 8" (4.90m x 4.47m)47m

Dual aspect double glazed windows, picture rail, double radiator, two pendant light points, power points, TV point.

Kitchen & Dining Areas

Fitted Kitchen

12' 1" x 10' 7" (3.68m x 3.22m)

Range of cream eye, base and drawer units, preparation lighting, wood effect laminate work surfaces, tile splash-back areas, 1.5 bowl stainless steel sink and drainer, inset oven, ceramic hob and extractor hood, plumbing and space for American style refrigerator, rack of ceiling spotlights, power points, rear aspect double glazed window, side aspect double glazed external door, ceramic stone tile flooring – all open to dining area.

Dining / Family Area

3' 5" x 12' 5" (4.09m x 3.78m)

Double glazed french doors to rear/ garden aspect, space for large family size dining table, pendant light point, double panel radiator, power points. Doors to Study/ Office and...

Downstairs Cloakroom / Utility

8' 8" x 4' 6" (2.64m x 1.37m)

Front aspect double glazed window, low flush WC, wall mounted wash basin, plumbing and space for white goods, oak work surface, ceramic tile flooring, pendant light point.

Study/ Office

12' 0" x 5' 9" (3.65m x 1.75m)

Front aspect double glazed window, pendant light point, power points, double panel radiator.

First Floor Landing

Front aspect double glazed window, ceiling hatch to insulated loft space, power point.

Bedroom One

14' 8" x 9' 11" (4.47m x 3.02m)

Rear aspect double glazed window, pendant light point, power points, double radiator, door to built-in storage.

Bedroom Two

12' 1" x 8' 10" (3.68m x 2.69m)

Rear aspect double glazed window, pendant light point, radiator, power points.

Bedroom Three

12' 1" x 7' 5" (3.68m x 2.26m)

Rear aspect double glazed window, pendant light point, single panel radiator, power points.

Bedroom Four

9' 7" x 6' 4" (2.92m x 1.93m)

Front aspect double glazed window, pendant light point, double radiator, power points.

Bedroom Five

12' 5" x 5' 10" (3.78m x 1.78m)

Currently used as an office - Rear aspect double glazed window, pendant light point, radiator, power points.

Family Bathroom

8' 8" x 7' 5" (2.64m x 2.26m)

Panelled bath, wall mounted shower system, fully tiled splash-back areas, low flush WC, pedestal wash basin, radiator, double glazed skylight window, door to linen cupboard (also housing 'Worcester' branded 'combi' boiler).

Outside: Front Aspect

60' 0" x 25' 0" (18.27m x 7.61m)

Sizeable Frontage that is enclosed by timber fencing; a mix of block-paved parking - pedestrian access to porch and gated side access to rear – and section of level lawn.

Rear Aspect

65' 0" x 44' 0" (Max 19.80m x 13.40m)

A sizeable rectangle of mainly lawn that is fully enclosed by close board timber fencing and enjoys a perfect sunny orientation.

Also, there is raised flagstone seating area and base for timber garden shed.

Tenure

Freehold.

Services

Mains, Gas, Electricity, Water and Drainage appear connected.

Council Tax

Tewkesbury Borough Council – Band (TBC)

Viewing

By Prior Appointment via Sam Ray Property.

