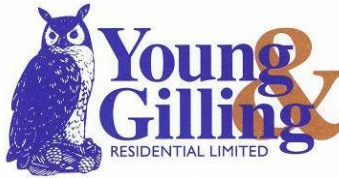


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Meadoway, Bishops Cleeve, Cheltenham, Glos. GL52 8NB.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.
Preliminary Details



Description: A Well Presented Three Bedroom Semi Detached House In A Cul-De-Sac Location in Bishops Cleeve. The Accommodation Comprises Of:- Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Cloakroom, Three Bedrooms & A Shower Room. The Property Is Gas Centrally Heated, Double-Glazed & Has A Garage/Workshop. It Is Positioned On A Corner Plot Resulting In Larger Than Average Gardens & Also Has Off Road Parking. Available With No Onward Chain, Viewing Is Recommended.

Guide Price £219,950



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.

Entrance: Via half opaque uPVC double-glazed entrance door to:-

Hallway: Doors to Living Room, Dining Room, Kitchen & Cloakroom. Stairs to 1st floor. Under-stairs storage cupboard. Double radiator. Karndean flooring. Ceiling coving.

Cloakroom: Opaque uPVC double-glazed window to front aspect. Close-coupled w.c. Wall mounted wash hand basin with tiled splash-backs. Karndean flooring. Coat hooks.

Kitchen: **2.88m x 1.80m** uPVC double-glazed window to front aspect. Range of wall and base units with roll edge laminate work surfaces and splash-backs. Single stainless steel sink & drainer unit with mixer tap over. Built-in stainless steel gas hob. Built-in electric oven and grill. Double radiator. Karndean flooring. Built-in fridge & Slimline dishwasher.



Lounge: **4.02m x 3.21m** uPVC double-glazed door and window to Conservatory. Feature fireplace with gas fire in-situ. Karndean flooring. Ceiling Coving. Television aerial point. Double radiator.

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Dining Room: 3.31m x 3.03m uPVC double-glazed bay window to rear aspect. Karndean flooring. Double radiator. Ceiling coving. Television aerial point. Telephone point.



Conservatory: 4.39m x 2.72m uPVC double-glazed. Double radiator. French doors to garden. Tiled flooring. Door through to the Utility. Television aerial point.



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Utility: 8.02m x 1.80m Via half opaque uPVC double-glazed door to front aspect. uPVC double-glazed window to rear aspect. Window to side aspect. Door and window to Garage/Workshop. Plumbing for automatic washing machine. Wall and base units with worktop over. Appliance spaces. Stainless steel sink and drainer unit. Tiled splash-backs. Door to kitchen. Wall mounted boiler.

Landing: uPVC double-glazed window to front aspect. Doors to Bedrooms & Shower Room. Ceiling coving. Loft access hatch with drop down ladder, light and boarded around hatch area.

Bedroom One: 4.07m x 3.01m uPVC double-glazed window to rear aspect. Double-radiator. Wooden effect laminate flooring.



Bedroom Two: 3.35m x 3.03m uPVC double-glazed window to rear aspect. Double radiator. Ceiling coving.

Bedroom Three: 2.66m x 2.20m uPVC double-glazed window to front aspect. Double radiator.

Shower Room: uPVC opaque double-glazed window to front aspect. Marbrex walls and Karndean flooring. Double shower cubicle with screen and curved double doors. Close-coupled w.c. Vanity unit with inset wash hand basin and mixer tap over. Wall mounted mirror and electric strip light with shaver socket.

Garage/Workshop: 6.24m x 3.02m Windows to side and rear. Double wooden main doors. Power and lighting.

Outside:

Front: Low maintenance with pathways leading to front door and Utility door. Driveway providing off road parking with further gravelled area that could be used for more. Range of mature plants and shrubs. Bounded by low level brick walling.

Rear: Block paved patio with lawn area bounded by brick walling and wooden panelled fencing.



Side: Approximately 11.14m x 6.23m Slabbed pathway and block paved patio/hard stand areas. Double wooden gates. Vegetable patch.

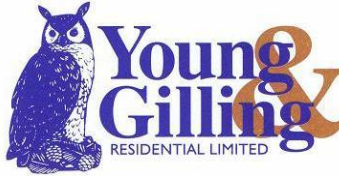
Tenure: Freehold



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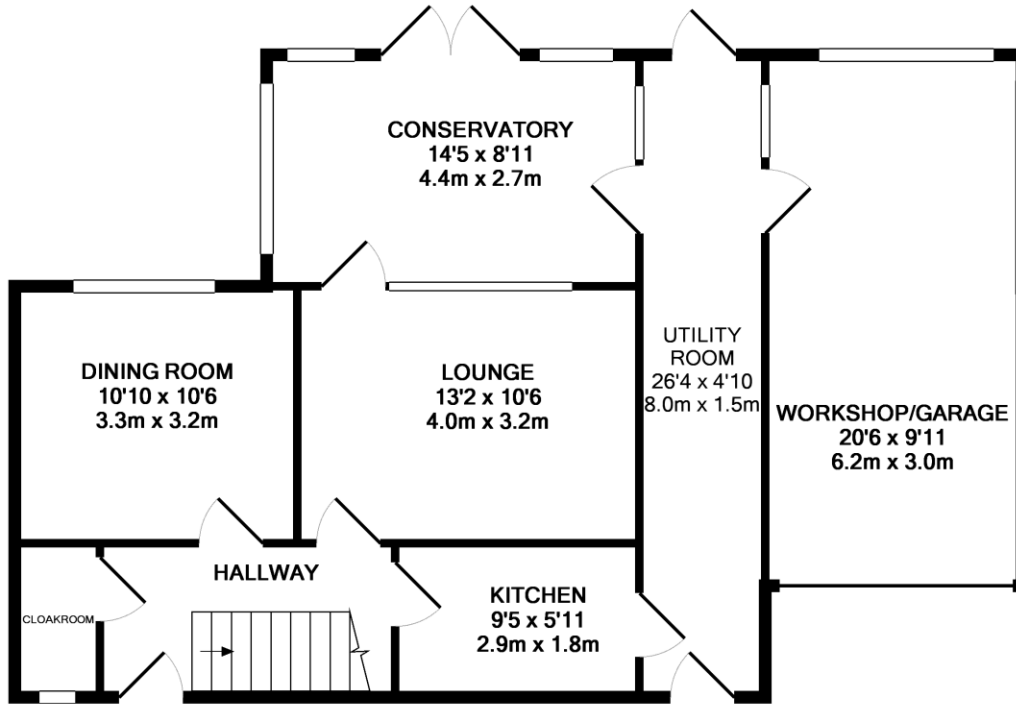


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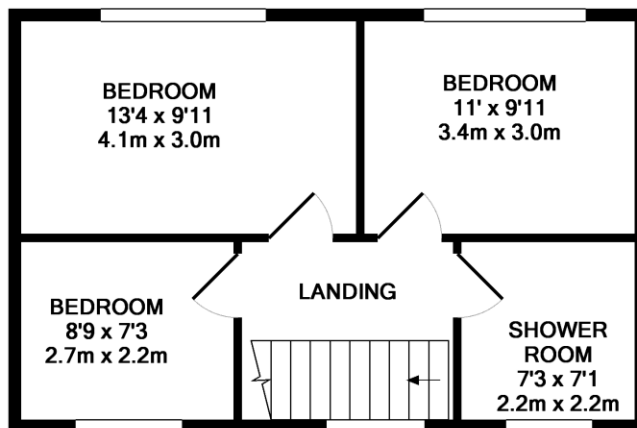


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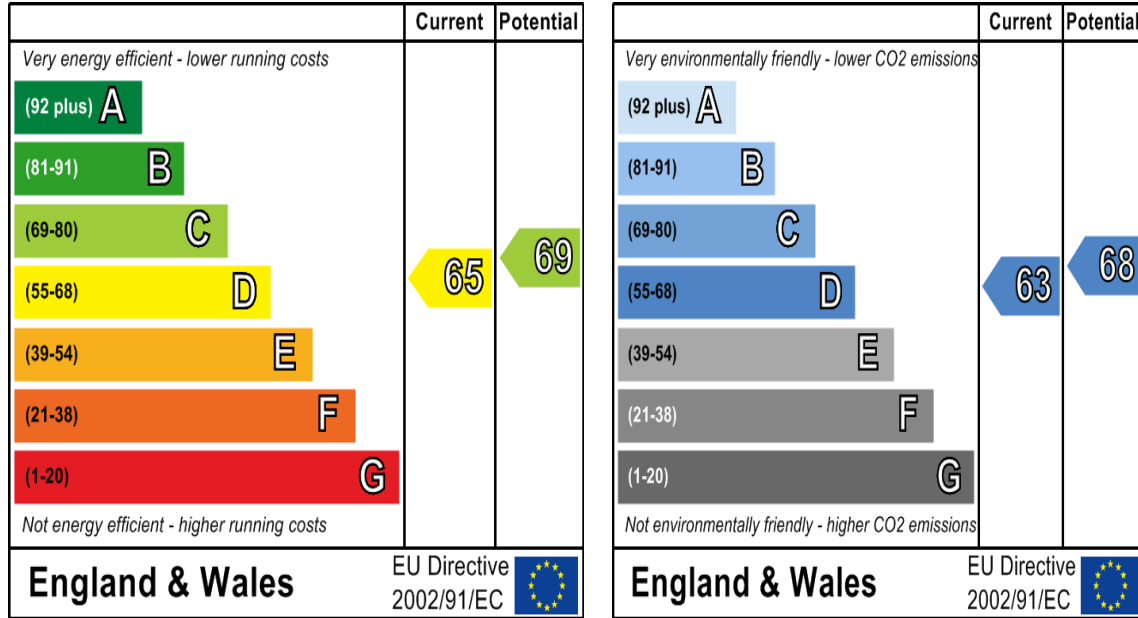


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling. Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

