

£285,000

19 Wagtail Grove
Bishops Cleeve, Cheltenham GL52 8GZ



Cleeve Residential Sales Ltd
'Straight talking estate agency'

5 Church Road, Bishops Cleeve, Cheltenham GL52 8LR
01242 674775 sales@cleeve.co.uk www.cleeve.co.uk



All appliances listed in these details are only 'as seen' and have not been tested by Cleeve Residential Sales Ltd, nor have we sought certification of warranty or service, unless otherwise stated. Floor plans are given as a general guide to room layout and design only. They are not exact and must not be relied upon for any purpose. Cleeve Residential Sales Ltd offer a range of additional services for which we can be remunerated.



This semi detached Bovis built home is situated on the outskirts of Bishops Cleeve on the Homelands development.

The current owners have upgraded the property by converting the garage into an additional reception room. This is a really versatile room and could be either a dining room, study or playroom, it also boasts a door out to the rear garden. The rest of the downstairs accommodation is open plan and contemporary with a large lounge with double doors to the garden which opens to the kitchen at the front of the house complete with integrated appliances. There is also a useful utility/store room on the ground floor.

Upstairs, there are three bedrooms, two of which are large doubles. The master boasts ensuite shower room and fitted wardrobes.

You have the added peace of mind that the property still benefits from being within its 10 year NHBC certificate from when it was brand new. In summary, a really smart house in a super location.

Entrance Hall

Utility room

Lounge 16' 5" x 15' 5" (5.00m x 4.70m)

Kitchen 9' 2" x 8' 0" (2.79m x 2.44m)

Dining Room/Study 15' 9" x 8' 4" (4.80m x 2.54m)

Landing

Bedroom One 12' 6" x 12' 2" (3.81m x 3.71m)

En-suite

Bedroom Two 10' 4" x 8' 7" (3.15m x 2.61m)

Bedroom Three 7' 7" x 6' 9" (2.31m x 2.06m)

Bathroom

Rear Garden

