



PETER BALL & CO.
ESTATE AGENTS

3 WONTLEY DRIVE, BISHOPS CLEEVE, CHELTENHAM GL52 8EY

£289,950

- Modern End of Terrace Home
- Three Bedrooms
- Kitchen/Dining Room
- Cloakroom, Bathroom & En Suite
- Driveway & Garage
- Gated Rear Garden

PROPERTY DESCRIPTION

A modern and well presented three bedroom end of terrace home within walking distance to the centre of Bishops Cleeve with all of its wonderful amenities. The accommodation comprises in brief a 15'7 living room with views over a green, downstairs cloakroom, door to the kitchen/dining room and stairs leading to the first floor. The kitchen/dining room is fitted with a range of wall and base level units, roll edge work surface over, sink/drainage unit and four ring electric induction hob inset, oven under, extractor over, integral fridge/freezer, integral dishwasher, integrated washer/drier machine, space for a dining table, double doors to the garden, door to the cloakroom and door to a large under stairs cupboard. On the first floor is the family bathroom and three well proportioned bedrooms with the master benefitting from an en suite shower



room. To the rear is the garden that is mainly laid to lawn with patio seating areas, planted borders, gated side access and door to the rear of the garage. From the side gate is access to the off road parking for two vehicles and the garage which has power, light and eaves storage.

SITUATION

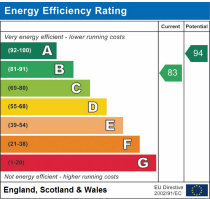
Bishops Cleeve is a large village approximately 3 miles to the north of Cheltenham. Dating from the 8th Century the village has a number of historic and period properties alongside the more contemporary residential developments of recent times. The village has a vibrant shopping centre, two supermarkets and all the social facilities one would expect in a large village. Cheltenham and Tewkesbury town centres are both less than 5 miles away. Transport links to the area are good being close to the M5 junctions and Cheltenham Spa mainline station. There are primary and secondary schools within half a mile in the village.

DIRECTIONS

Leave our Bishops Cleeve office on Church Road and turn right at Tesco Roundabout. At the junction turn left into Finlay Way and then take the first right turning into Evesham Road. Continue along the road and straight across the first mini roundabout. At the second roundabout turn right and take the second exit into Sunrise Avenue. Follow the road around and Wontley Drive can be found on the left

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.



Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



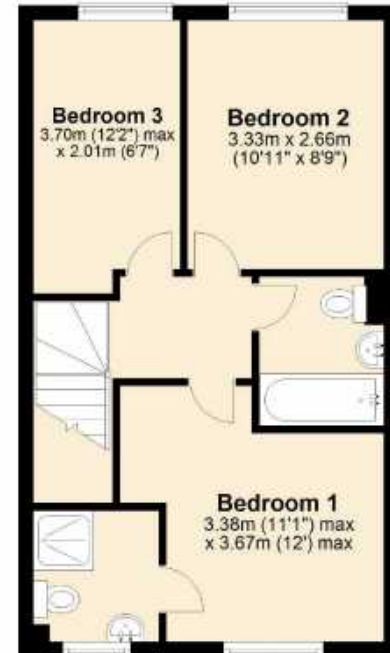
Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (428.9 sq. feet)



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.