

Wagtail Grove

Cheltenham GL52 8GZ



Wagtail Grove, Bishops Cleeve, Cheltenham, GL52 8GZ

A Bovis built end of terrace two bedroom house on this modern estate in Bishops Cleeve. The property which fronts on to a green space would make an ideal first time purchase and the accommodation comprises: - Hallway, WC, living room, kitchen / diner, two double bedrooms (with en-suite to master) and the family bathroom. Externally there is an enclosed rear garden and two allocated parking spaces.

Modern Semi Detached House • Two Double Bedrooms • En-Suite to Master Bedroom • Kitchen / Diner • Downstairs WC and Family Bathroom • Living Room • Two Off Road Parking Spaces • Enclosed Rear Garden • •





HALLWAY

Double glazed obscure door to front. Radiator. Door to WC and Living room.

WC

White suite comprising: - low level WC and pedestal wash hand basin. Radiator. Tiled floor. Extractor fan.

LIVING ROOM

14' 6" x 9' 11" (4.42m x 3.02m) Double glazed window to front. Radiator. Television and telephone point. Under stairs cupboard.

KITCHEN/DINER

13' 6" x 9' 0" (4.11m x 2.74m) Double glazed window and double glazed patio doors to rear. A range of wall and base units with roll edge work surface over. Integral fridge / freezer, oven, gas hob, extractor and washing machine. Radiator. Tiled floor. Stairs to first floor. Ceiling spotlights in kitchen area.

LANDING

Smoke alarm. Airing cupboard housing hot water tank.

BEDROOM 1

10' 8" x 11' 2" (3.25m x 3.4m) Double glazed window to front. Radiator. Built in wardrobe.



ENSUITE

Double glazed obscure window to front. White suite comprising: - Low level WC, wash hand basin and corner shower. Partially tiled walls and tiled floor. Ceiling spotlights. Extractor.

BEDROOM 2

12' 11" x 7' 1" (3.94m x 2.16m) Double glazed window to rear. Radiator. Loft access hatch.

BATHROOM

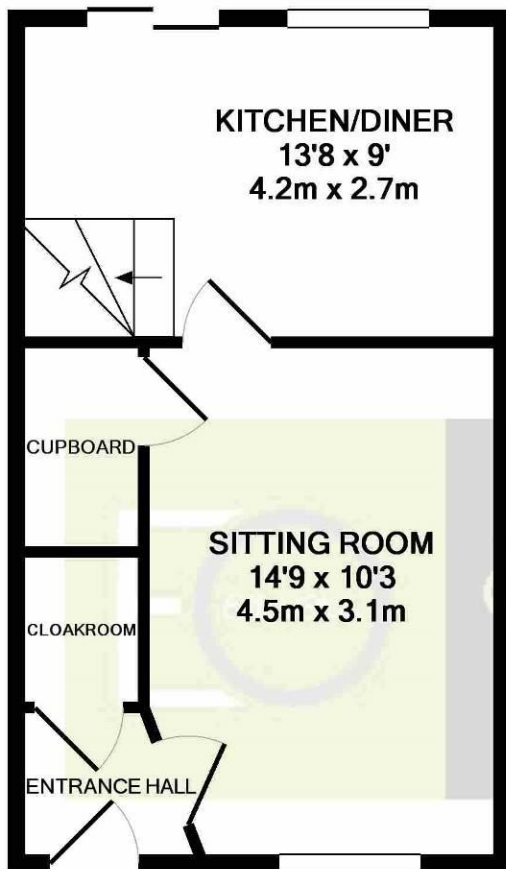
Double glazed obscure window to rear. Three piece white bathroom suite comprising: - bath with shower over, low level WC and wash hand basin. Heated towel rail. Partially tiled walls. Tiled flooring. Ceiling spotlights.

GARDEN

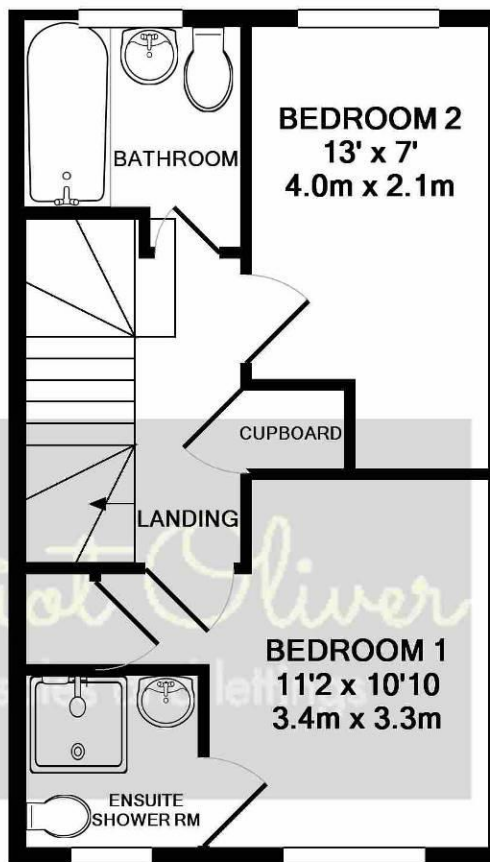
Enclosed by panel fencing with gated access to rear. Flower bed border. Lawned, patio and stone areas. Wooden shed.

PARKING

Two allocated parking spaces.



GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

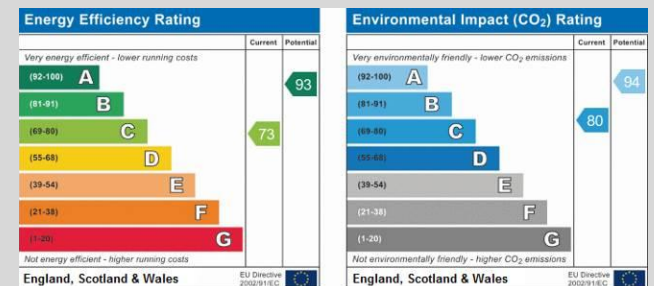


1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.5 SQ.M.)

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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