



Minetts Avenue, Bishops Cleeve - GL52 8JT  
Cheltenham

Guide Price £265,000





## Minetts Avenue

Bishops Cleeve, Cheltenham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bedroom Semi Detached Home
- Beautifully Presented
- Sought After Location in Bishops Cleeve
- Garden Room with Power
- Enclosed Rear Garden
- Driveway Parking & EV Charging Point







Cook Residential is delighted to present this beautifully presented two-bedroom semi-detached home, situated in the sought-after area of Bishops Cleeve. Boasting a spacious rear garden with a versatile garden room, two double bedrooms, and driveway parking for two vehicles, this charming home offers a perfect blend of comfort and convenience.

**Entrance Hallway:** The welcoming entrance hallway provides access to the principal ground-floor rooms, with stairs leading to the first floor.

**Reception/Dining Room:** The reception/dining room is a versatile space, offering ample room for both relaxation and entertaining. Featuring a bright and airy ambiance, this room provides a seamless flow for modern living.

**Kitchen:** The kitchen is well-appointed, offering ample storage and workspace. Overlooking the rear garden, this space provides an ideal foundation for a stylish and functional culinary area.

**Bedrooms:** The first floor hosts two well-proportioned double bedrooms:

Bedroom One is a spacious double bedroom with a front aspect.

Bedroom Two is another generously sized double room, enjoying garden views.

**Bathroom:** The property benefits from a well-appointed bathroom, offering a shower over bath with w/c and sink offering convenience and comfort.

**Garden & Outbuildings:** The good-sized rear garden is predominantly laid to lawn, providing a peaceful retreat for outdoor relaxation or entertaining. A garden room with power offers excellent versatility, ideal for use as a home office, gym, or creative space. Additionally, a further outbuilding provides useful storage.

**Parking:** The property benefits from driveway parking for two vehicles, ensuring ease of access for residents and guests.

**Tenure:** Freehold

**Council Tax Band:** B

Estate Charge: £98 Per Annum

Bishops Cleeve is a popular area offering easy access to local amenities, schools, and transport links. The town of Cheltenham, with its beautiful Regency Spa architecture, festivals, and variety of local and high street shops, eateries, bars, and art galleries, is just a short drive away.

Viewings are strictly by appointment only. Please contact Cook Residential to arrange a viewing.

All information regarding the property details, including its tenure, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.





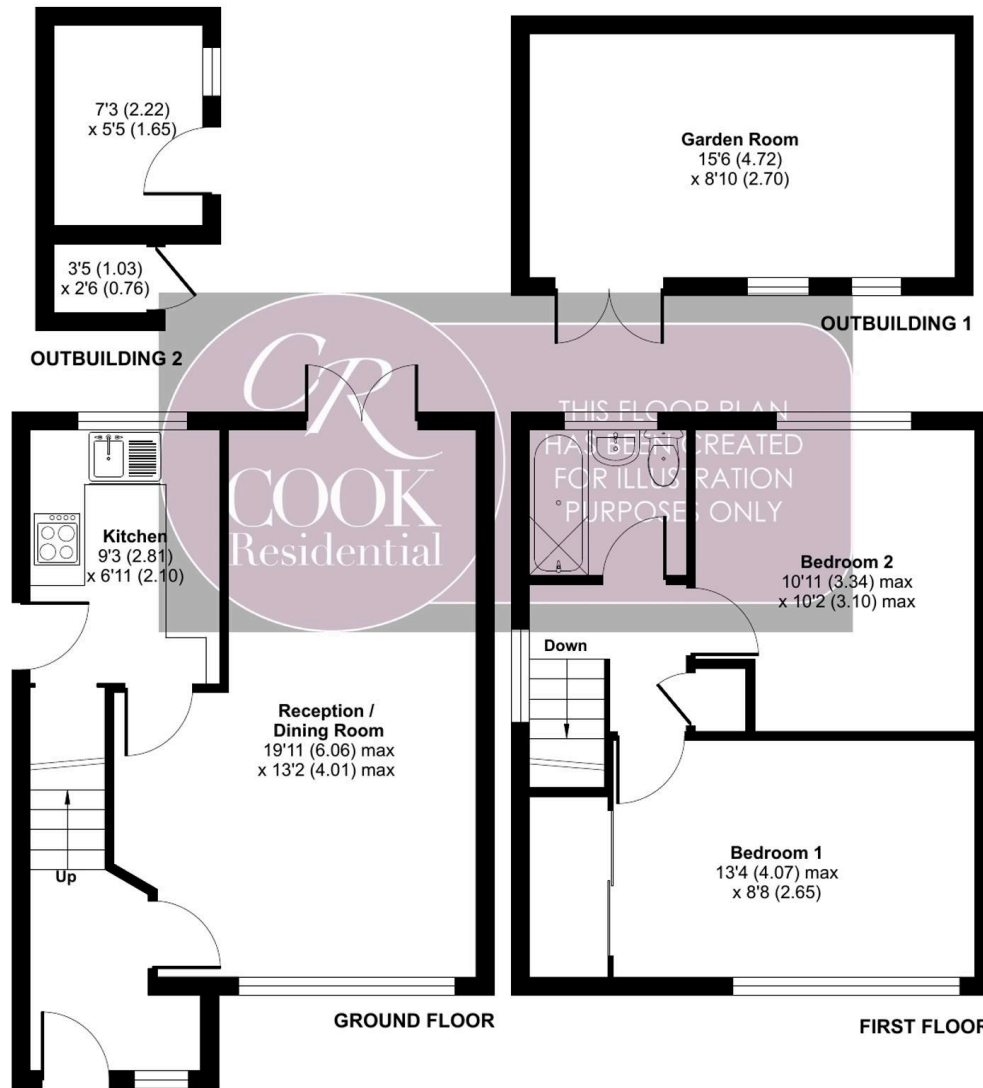
## Minetts Avenue, Bishops Cleeve, Cheltenham, GL52

Approximate Area = 676 sq ft / 62.8 sq m

Outbuildings = 184 sq ft / 17 sq m

Total = 860 sq ft / 79.8 sq m

For identification only - Not to scale







## Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.