

# HUNTERS<sup>®</sup>

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Sotherby Drive

Cheltenham, GL51 0FZ

Guide Price £250,000



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Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



A fabulous opportunity for an investor to acquire a superb value and well presented three bedroom end of terrace town house set on the popular modern development close to GCHQ.

Accommodation briefly comprises; entrance hall with w/c, Kitchen/Breakfast room to the rear of the property with patio doors opening out onto a small enclosed rear garden, and a spacious Sitting Room at the front of the property.

Upstairs are two comfortable double bedrooms with built in storage, a single bedroom and a modern fitted family bathroom.

Further benefits include gas central heating, double glazing throughout and an allocated parking space.

Currently tenanted on an AST with a professional family tenant, this conveniently located house is an excellent, low maintenance addition any rental portfolio.

DISCLAIMER:

\*\*Th on is still similar please note that some of the rooms may present differently\*\*



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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