



**143 VILLAGE ROAD  
CHELTENHAM  
GL51 0AE**

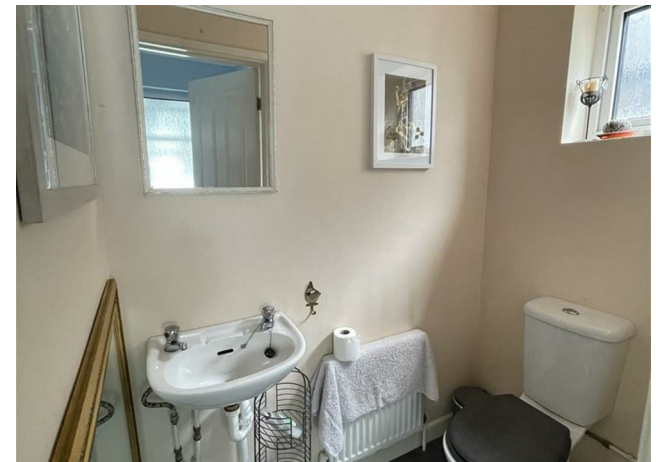
**PRICE £399,995 - FREEHOLD**

**CHELTENHAM D**



WOW! Deceptively spacious detached home conveniently located on the North West side of Cheltenham with access to the M5 and the comprehensive retail parks.

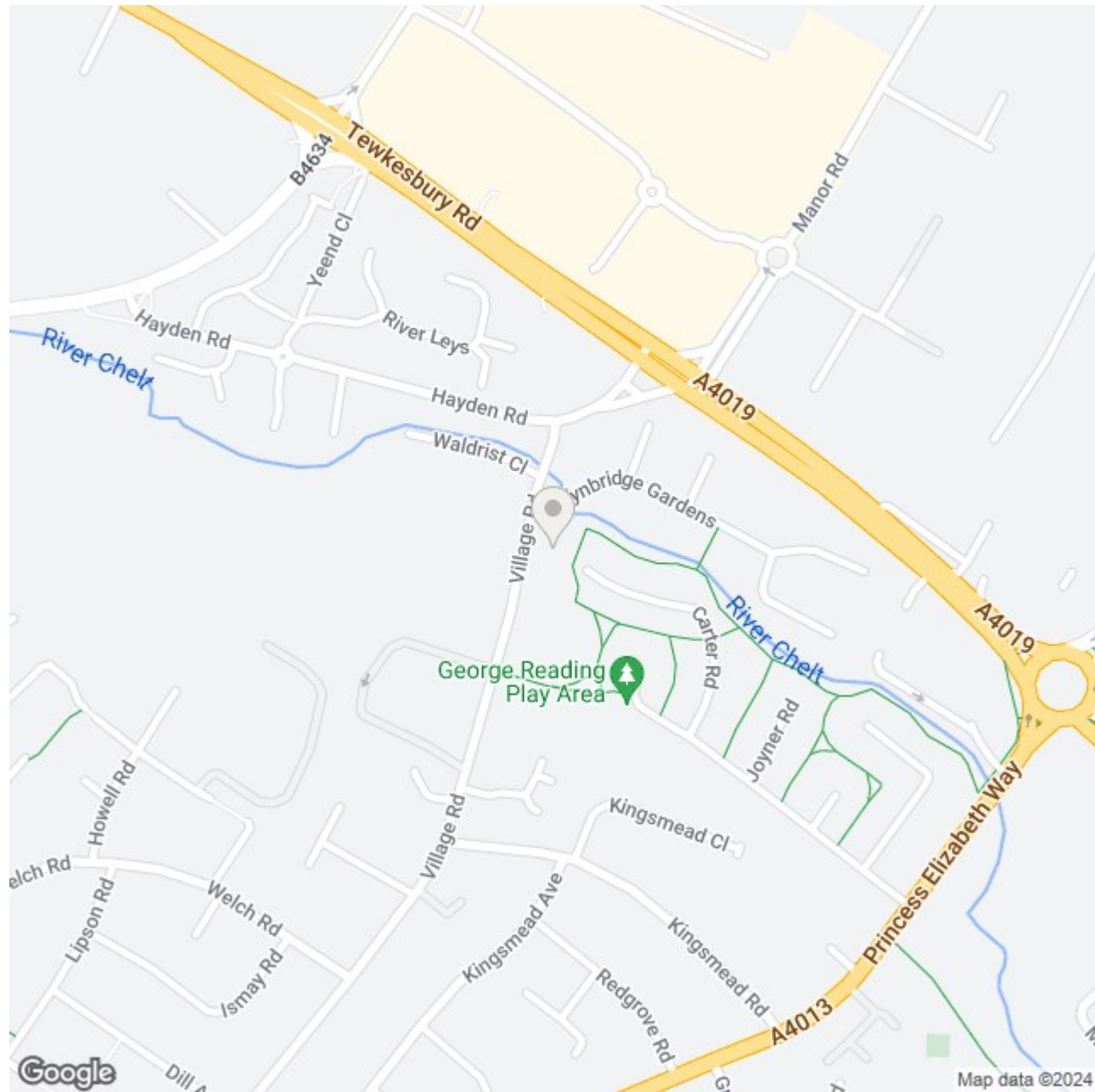
The property offers large entrance porch, cloakroom (wc), hallway, kitchen/breakfast room, conservatory and a large living room open to dining room with good size study area! On the first floor are FOUR DOUBLE BEDROOMS and two bathrooms. The garden at the rear is labour saving and "private", there is off road parking for several vehicles at the front and also with double glazing and gas central heating. This property is well loved by the current owners and nicely presented but with scope for further improvements.





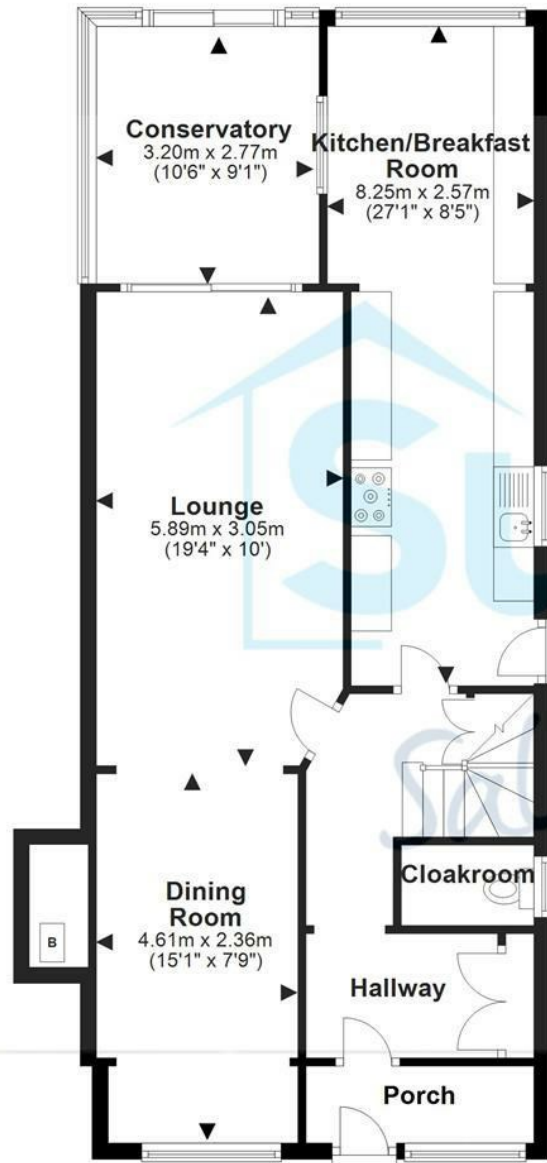


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
70-80	C		80 C
55-68	D	59 D	
40-54	E		
25-38	F		
1-20	G		



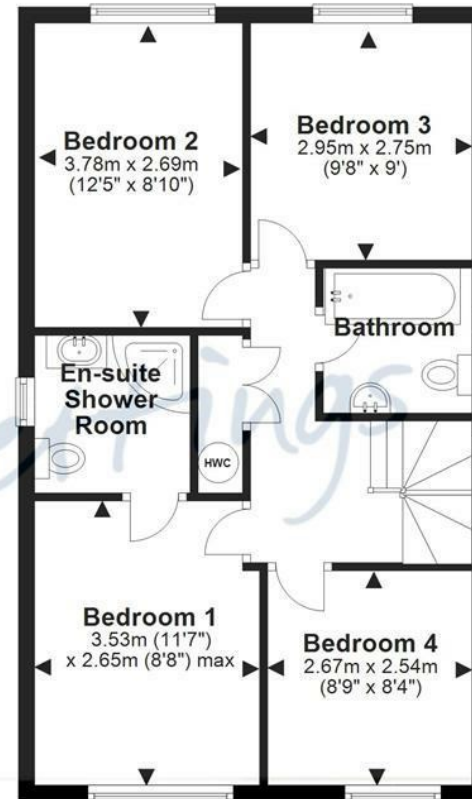
### Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



### First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

**Council Tax:** We are informed by Cheltenham that the property is in Band D.

**Services:**

We are informed by the seller(s) that there is mains water, gas, electricity and drainage currently connected (to be confirmed).

**Tenure:** Freehold

**Viewing:** By appointment with the Sole Agents

**All information subject to legal confirmation**

**Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.**

**Money laundering regulations:** To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

**SureLet Cheltenham Ltd** may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.

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