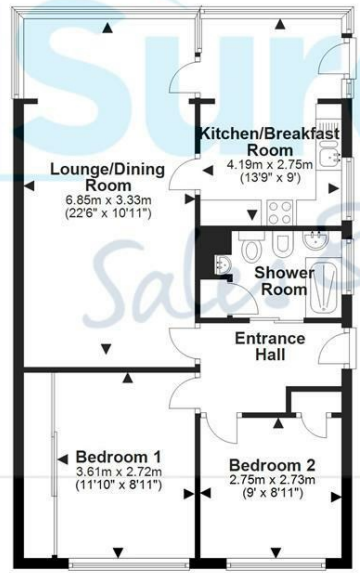
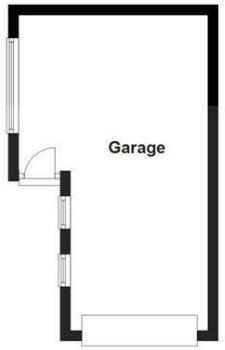




**35 SPRINGBANK ROAD  
CHELTENHAM  
GLOUCESTERSHIRE  
GL51 0NQ**

**Ground Floor**  
Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 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.





# Offers In Excess Of £235,000

IN THE FIRST INSTANCE PLEASE EMAIL YOUR ENQUIRY - STATING YOUR BUYING POSITION. A most pleasant semi-detached bungalow with extended accommodation offering entrance hall, living/dining room, kitchen/breakfast room, two bedrooms and bathroom. There is gas central heating (modern boiler), double glazing, garage, off road parking for several vehicles and a pretty rear garden. Some updating required

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'C'.

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.

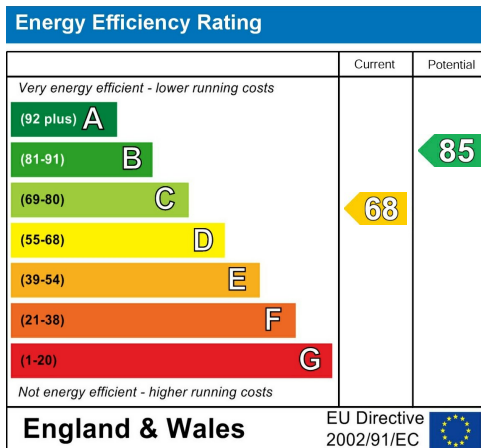
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to 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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Cheltenham Borough Council  
 COUNCIL TAX BAND C

Freehold