



**6 OLD REDDINGS CLOSE  
THE REDDINGS CHELTENHAM  
GL51 6SD**

**GUIDE PRICE £350,000 - FREEHOLD**

**CHELTENHAM BOROUGH COUNCIL C**



PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE STATING YOUR BUYING POSITION - Found in a cul-de-sac in this popular location can be found this semi-detached house which has the benefit of solar panels, double glazing and gas central heating. The accommodation whilst a little dated does offer the opportunity to create a lovely family home offering entrance hall, living room, kitchen/dining room, conservatory, THREE BEDROOMS and bathroom. There is a "private" garden to the rear, paved driveway to the front and a garage. Must be seen!

- SOME UPDATING REQUIRED
- SOLAR PANELS
- THREE BEDROOMS
- GOOD SIZE GARDEN
- GARAGE AND DRIVEWAY
- NO CHAIN







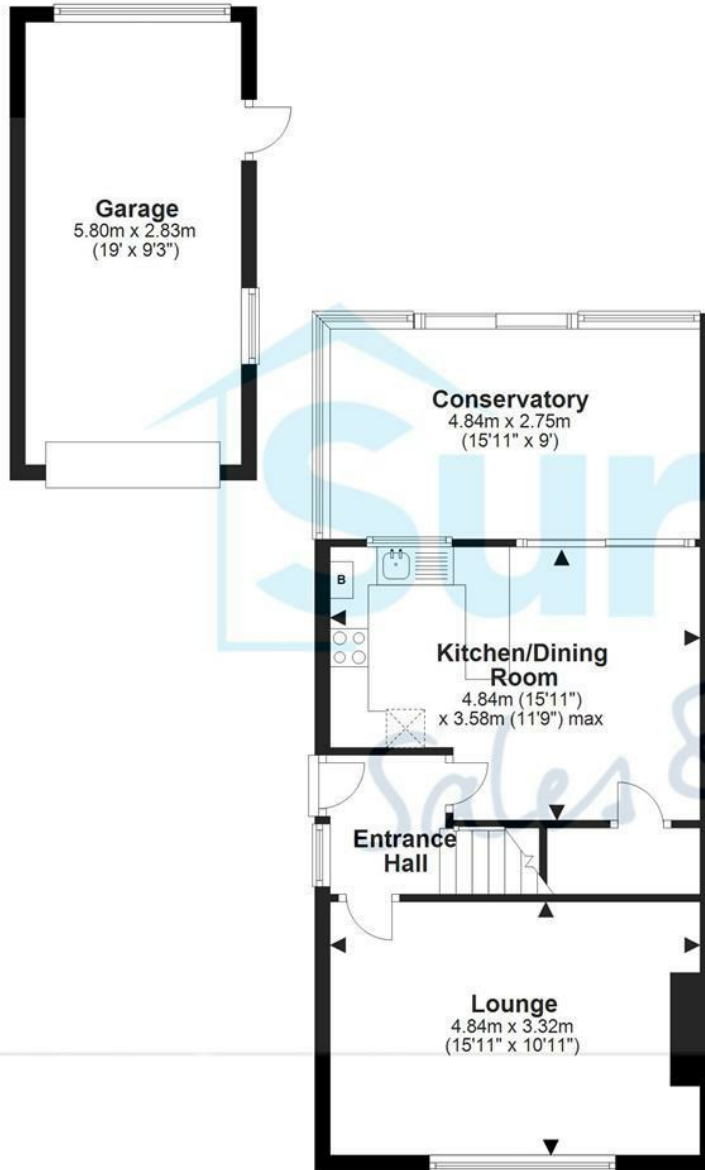
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



### Ground Floor

Approx. 52.4 sq. metres (564.2 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 91.2 sq. metres (982.0 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 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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