

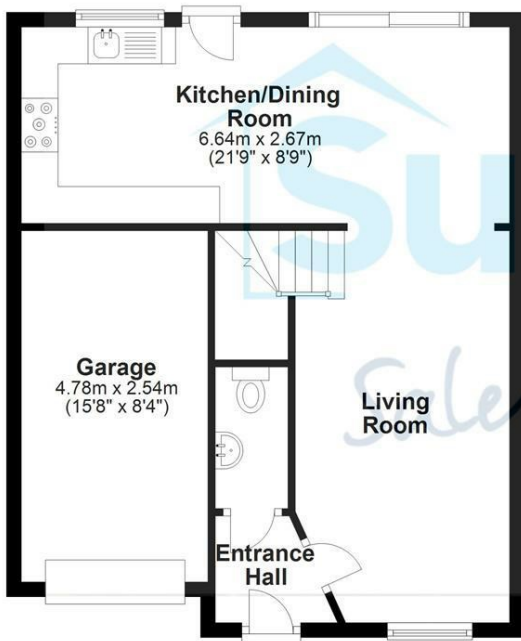


**29 SANDERLING WAY
BISHOPS CLEEVE
CHELTENHAM
GL52 8GR**



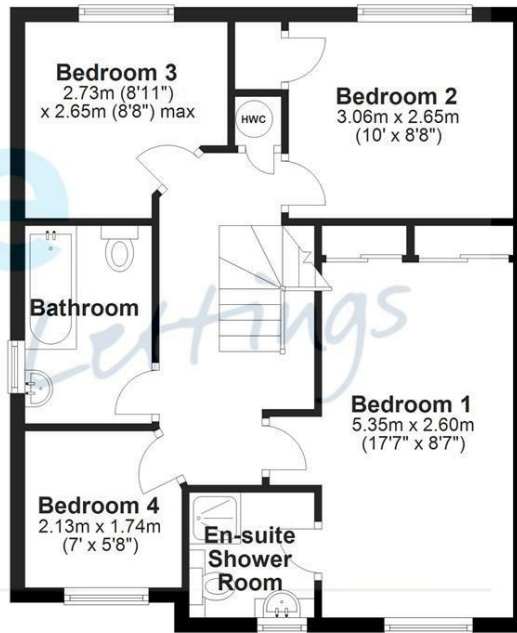
Ground Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 105.2 sq. metres (1131.9 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.





Price £395,000

MUST BE SEEN - This highly recommend detached family home was built c.2016 by popular builder Bovis Homes. This family house is very well presented and maintained and offers accommodation of entrance hall, cloakroom (wc), living room with archway to dining room which in turn is open to the fully fitted kitchen. On the first floor there are **FOUR BEDROOMS** and **TWO BATHROOMS** (the main bedroom being of a very good size with built-in wardrobes and ample dressing area space). There is off road parking to the front along with a pleasant garden, to the rear is a good size lawn and fully fenced garden. Also with gas central heating and double glazing. Offered for sale with **NO ONWARD CHAIN**

Double glazed entrance door opens into the entrance hall with a door to the ground floor cloakroom (with wc and wash basin).

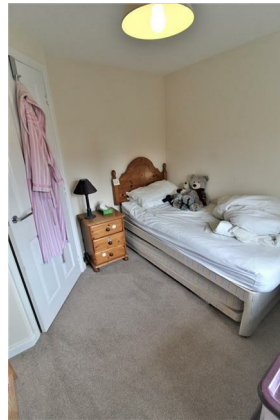
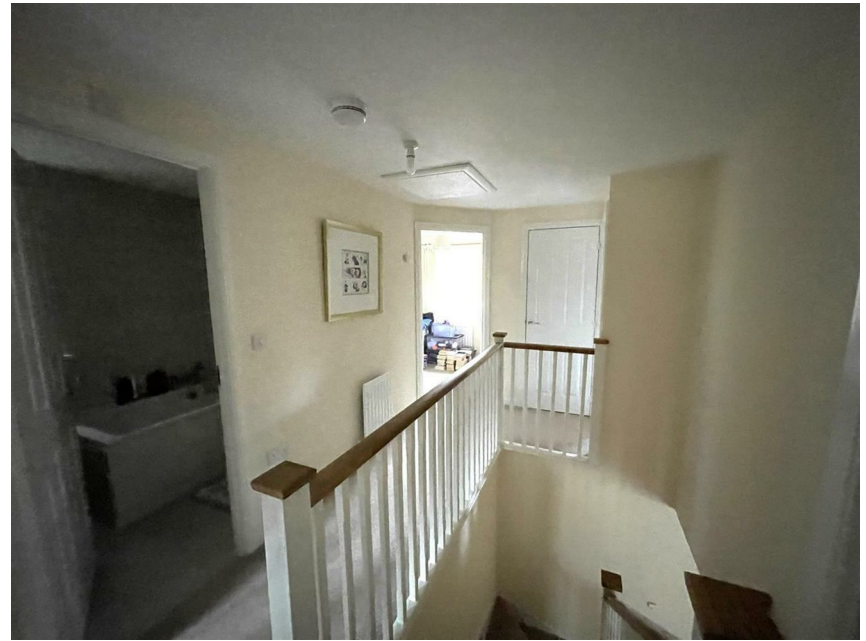
The living room has double glazed window to front, radiator, stairs rising to first floor and archway open to the kitchen/dining room with space for a dining room table, radiator and double glazed patio doors to rear, this is open to the fitted kitchen with a range of wall and base units, integrated washing machine, dishwasher and fridge/freezer together with built in oven and hob.

On the first floor there is a galleried landing giving access to the **FOUR BEDROOMS**, the main bedroom has fitted sliding wardrobes and an en suite shower room with low level wc and shower cubicle. There is a family bathroom with panelled bath with shower over, low level wc and wash basin.

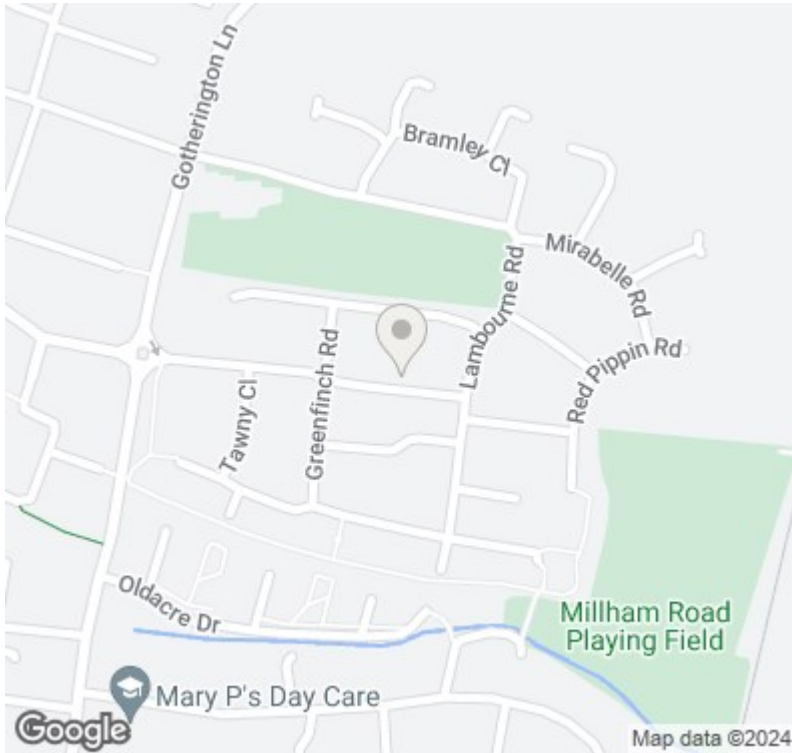
The garage provides ideal storage or even for your car! There is off road parking for one vehicle and the rear garden is enclosed by fencing with large lawn and patio area.

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









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

Tenure: Freehold

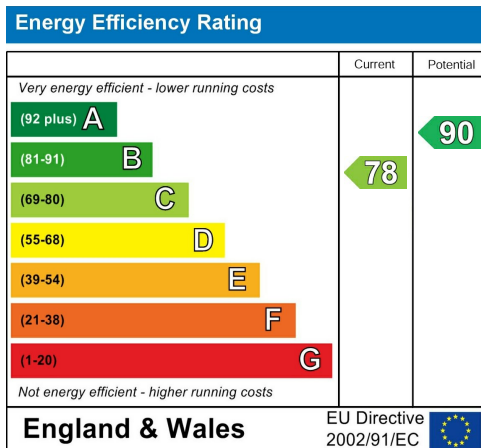
Viewing: By appointment with the Sole Agents

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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Tewkesbury COUNCIL TAX BAND E

Freehold