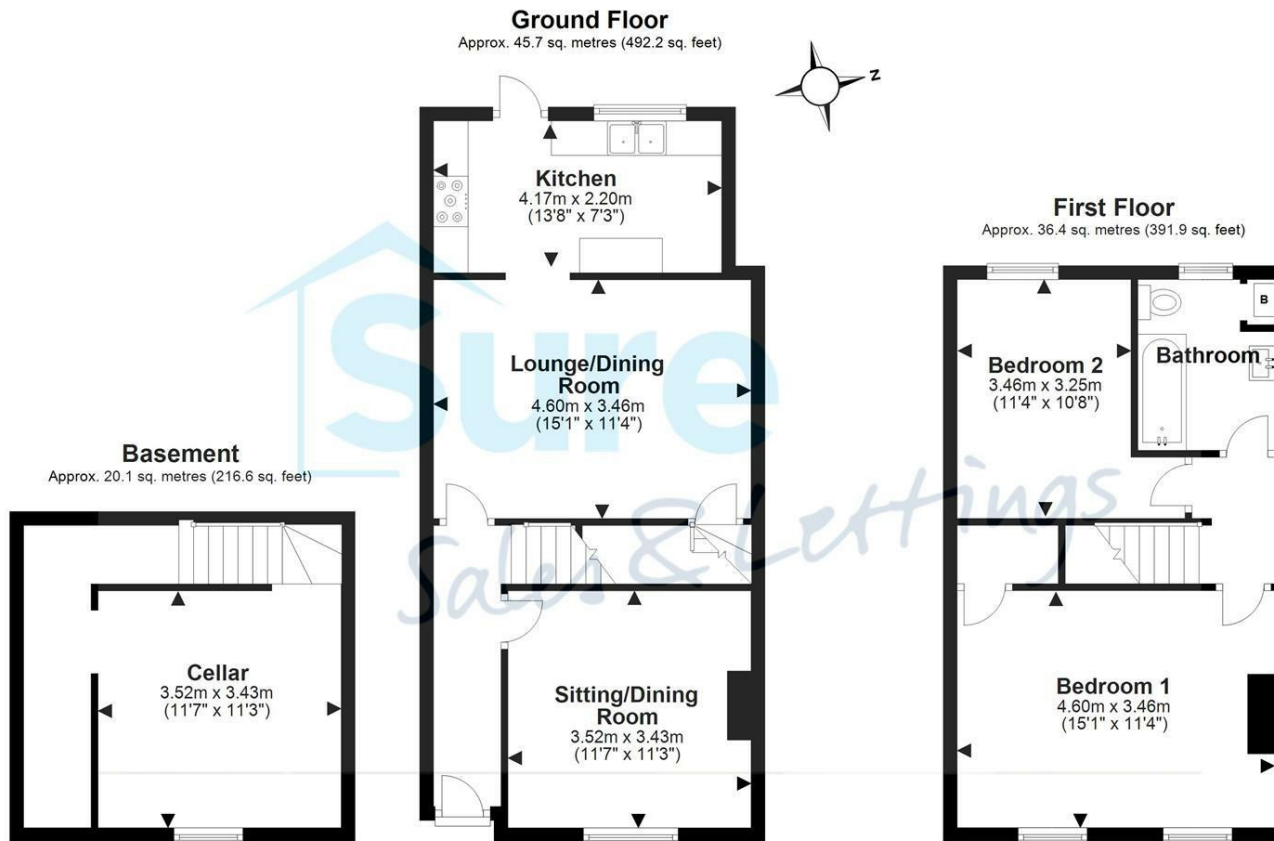




**8 COURTENAY STREET  
CHELTENHAM  
GL50 4LR**



Total area: approx. 102.3 sq. metres (1100.7 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.





## Asking Price

~~£309,995~~

PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE Sure Property Group Cheltenham are pleased to offer a delightful and well presented TWO DOUBLE BEDROOM mid terrace, family home in the heart of Cheltenham. The property briefly provides, entrance hallway, with wooden floor, good size lounge with feature fire place, large dining room/reception with wooden flooring, modern fitted kitchen with tiled floor RANGE OVEN, large master bedroom with storage cupboard, generous second double bedroom with access to Loft space, and beautiful family bathroom with shower over roll top bath. To the rear of the property, accessed via a door from the kitchen, is a raised patio area with steps leading down to the lawn. Further benefits include gas central heating, double glazing, on street residents permit parking.

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

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

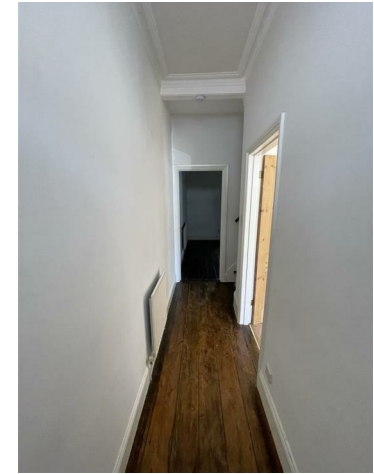
Viewing: By appointment with the Sole Agents

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.







Cheltenham Borough Council  
COUNCIL TAX BAND B

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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