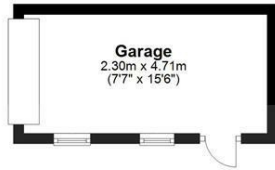




**122 FARMFIELD ROAD
CHELTENHAM
GL51 3RA**

Ground Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



Total area: approx. 62.2 sq. metres (669.4 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 The Region Of £325,000

Set on a corner plot this DETACHED BUNGALOW offers entrance hall, living room, kitchen, conservatory, two bedrooms and bathroom. Also with double glazing, gas central heating, gardens to the front and side, an enclosed garden with 2 pedestrian side entrances, a garage and off road parking. Some updating required

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

See attached for Broadband and Mobile information

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








Local Authority Gloucestershire	Council Tax Band: C Annual Price: £1,746 (min)
Conservation Area No	Flood Risk Very Low
Floor Area 0 ft ² / 0 m ²	Plot Size 0.08 Acres
Mobile Coverage	Broadband
EE ●	Basic 4 Mbps
Vodafone ●	Superfast 61 Mbps
Three ●	Ultrafast 1000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✓	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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	

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Cheltenham Borough Council
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Freehold