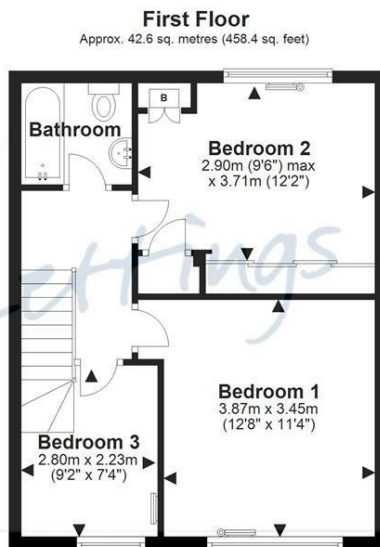
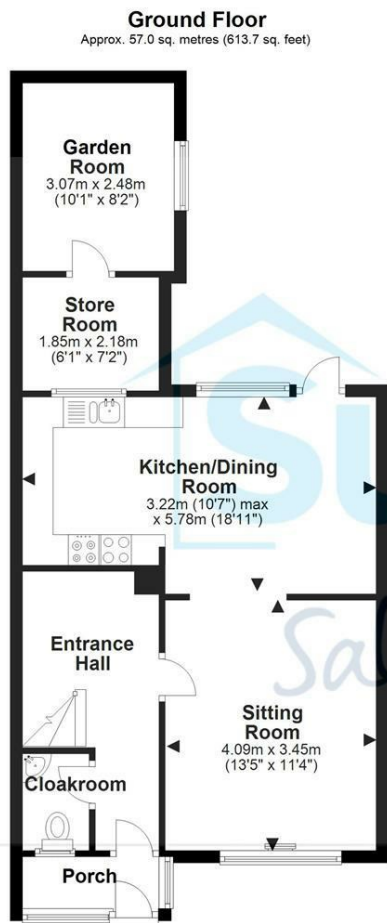


**16 LADYSMITH ROAD
CHELTENHAM
GL52 5LQ**

GUIDE PRICE £350,000



Total area: approx. 99.6 sq. metres (1072.1 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.





A beautifully presented semi-detached house offering a lovely open plan entrance hall, cloakroom, living room with double doors to dining room/kitchen, double glazed French doors to private rear garden – which has a home gym/office! There are THREE BEDROOMS (two with fitted storage/wardrobes) and a family bathroom. The property also benefits from gas central heating, double glazing, off road parking for 2 cars and pedestrian side entrance. **MUST BE SEEN**

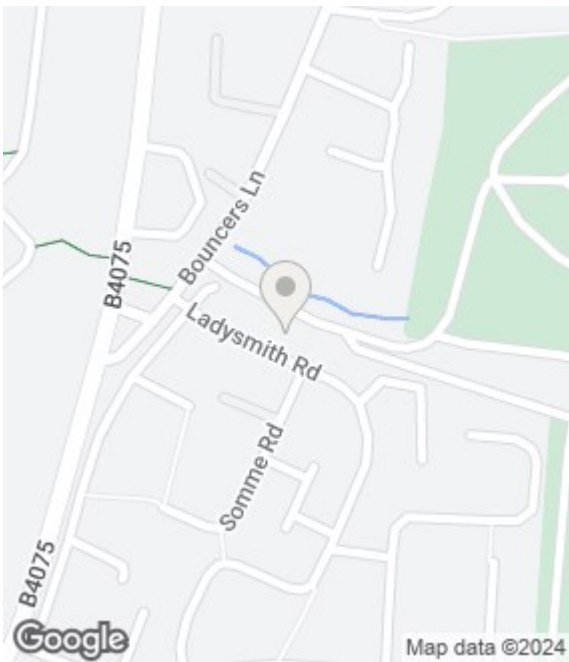








Local Authority Gloucestershire	Council Tax Band: B Annual Price: £1,678
Conservation Area ⓘ No	Flood Risk Very Low
Floor Area 957 ft ² / 89 m ²	Plot Size 0.04 Acres
Mobile Coverage EE ● Vodafone ● Three ● O2 ●	Broadband Basic 5 Mbps Superfast 62 Mbps Ultrafast 1000 Mbps
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✗	



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Freehold

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

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.

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