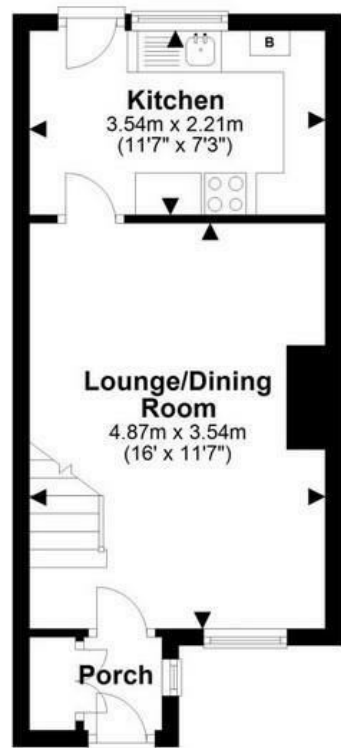




**53 SOMERGATE ROAD
CHELTENHAM
GL51 0QE**

Ground Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 52.9 sq. metres (569.1 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.

53, Somergate Road, CHELTENHAM





Guide Price

£225,000

A well presented TWO DOUBLE BEDROOM terraced house benefits from an ample driveway, (south facing) rear garden, gas central heating – installed around two years ago only - and double glazing. The accommodation comprises entrance porch (with storage cupboard), living/dining room and recently replaced kitchen. Upstairs are two double bedrooms (both with wardrobes) and replacement bathroom. South facing garden backing onto school field. Currently tenanted at £995 (rental value now £1,100) Available tenanted or with vacant possession

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).

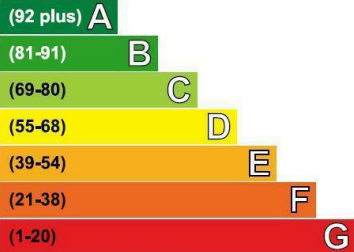
SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.





Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	87

Flood risk Rate this data
This data comes from Environment Agency

Flood risk: None

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

Internet speeds Rate this data
This data comes from Ofcom

Broadband type	Average download speed	Availability
ADSL	Under 24Mbps	100%
Superfast	24-100Mbps	100%
Ultrafast	100-999Mbps	100%
Gigabit	1000Mbps	100%

Disclaimer: Average download speed bands provided by Uswitch. Availability provided by Ofcom.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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 COUNCIL TAX BAND B

Freehold