

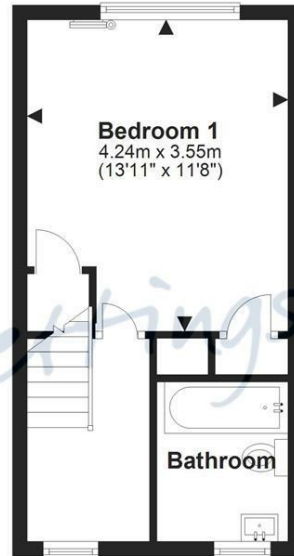


**221 HEWLETT ROAD
CHELTENHAM
GL52 6UF**

Ground Floor
Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor
Approx. 25.2 sq. metres (271.3 sq. feet)



Total area: approx. 59.3 sq. metres (638.7 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.





Offers In The Region Of £220,000

An end of terrace house conveniently located close to Battledown Park and Cheltenham Town Centre and one of only 6 properties set back behind red brick walling allowing for ample off road parking for its resident's. The accommodation is of a good sized and offers entrance porch, kitchen/dining room, living room and conservatory. On the first floor is a landing with doors off to the large double bedrooms (with storage cupboards) and the bathroom.

The property is double glazed and gas centrally heated and also has a c. south facing rear garden.

In need of some updating and highly recommended for First Time Buyers/Investors

We assume the parking area to the front is private and belonging to the owners of the six properties and would therefore expect that maintenance costs are shared equally - awaiting confirmation.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 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 COUNCIL TAX BAND B

Freehold