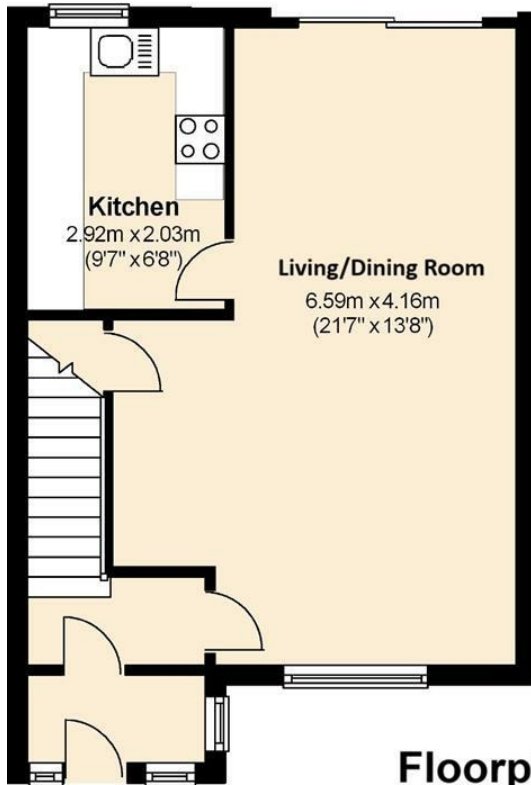




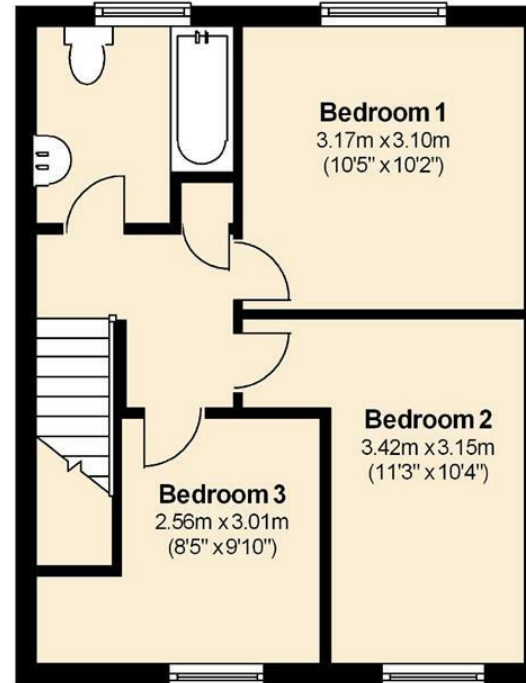
**8 GRISTMILL CLOSE
CHELTENHAM
GLOUCESTERSHIRE
GL51 0PZ**

Gristmill Close, GL51 0PZ

Ground Floor
c. 33.5 sq ft (354.7 sq mt)



First Floor
353.7 sq ft (32.9 sq mt)



Floorplan for Guidance Only - Not to Scale

Total area: approx. 73.1 sq. metres (786.7 sq. feet)





Price £260,000

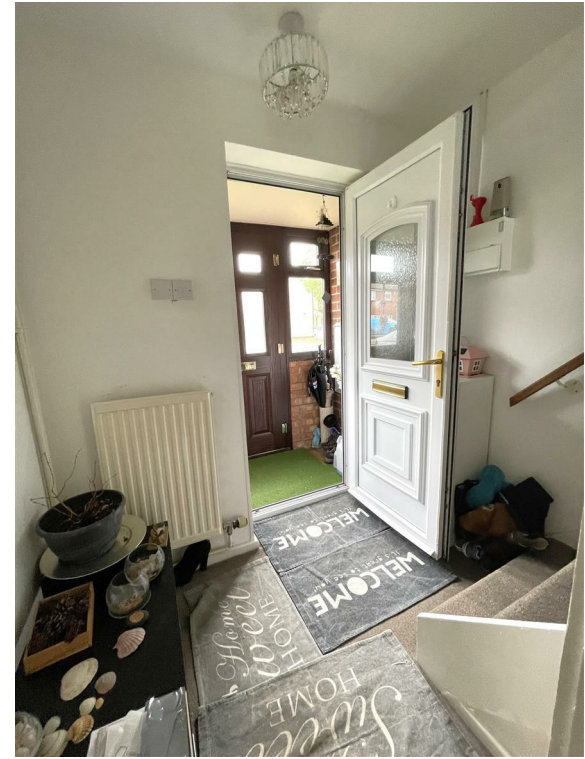
Cul-de-sac location for this modern THREE BEDROOM semi-detached house offering excellent accommodation of entrance porch, entrance hall, leading to a good size living/dining room with patio doors to the rear garden, there is a fitted kitchen, three bedrooms and a bathroom. The property also has gas central heating and double glazing. The rear garden is of a very good size and has a Garden Shed. There is a driveway providing off road parking and further off road parking beyond the double gates. There is also a garden area to the front. Offered with vacant possession but currently with a tenant in situ. Ideal First Time/Investment Buy

All information subject to legal confirmation









Important Notice: SureLet 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 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		Council Tax	
Gloucestershire		Band:	B
		Annual Price:	£1,678
Conservation Area 		Flood Risk	
No		No Risk	
Floor Area		Plot Size	
785 ft ² / 73 m ²		0.05 Acres	
Mobile Coverage		Broadband	
EE		Basic	3 Mbps
Vodafone		Superfast	80 Mbps
Three		Ultrafast	1000 Mbps
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(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
 COUNCIL TAX BAND B

Freehold