

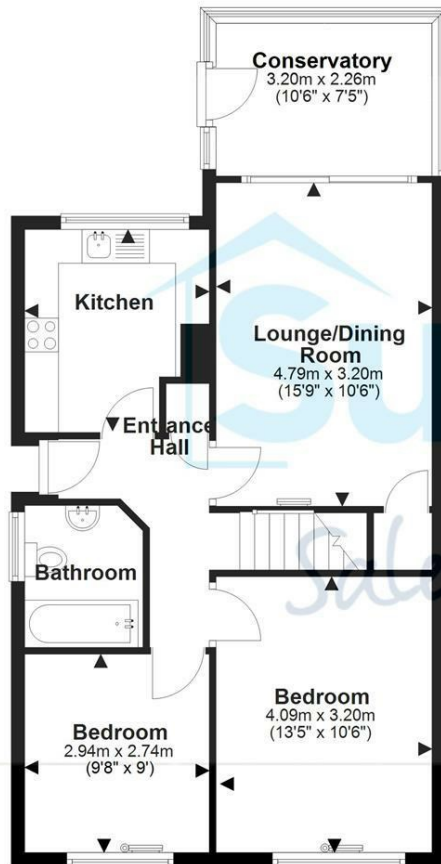


**64 SPRINGBANK ROAD  
CHELTENHAM  
GL51 0NJ**



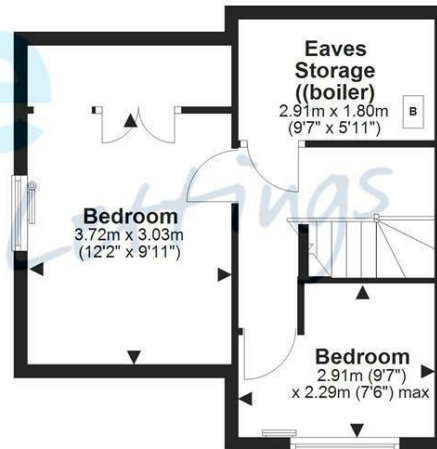
### Ground Floor

Approx. 65.0 sq. metres (699.4 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

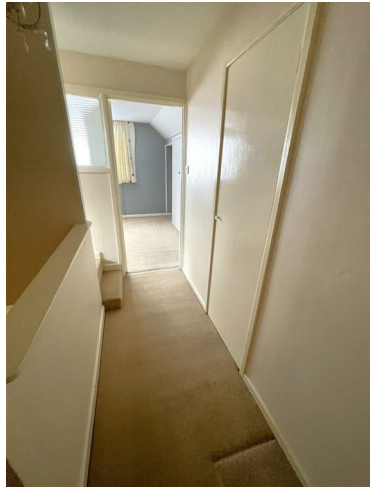




## Offers In The Region Of £320,000




Offered for sale with NO CHAIN this is a highly recommended semi-detached chalet bungalow, whilst in need of some updating it is a great opportunity to acquire a FOUR BEDROOM property on a large plot with extensive off road parking and good size garden. The property offers entrance hall, living/dining room, conservatory, kitchen, bathroom, two ground floor bedrooms and two first floor bedrooms. There is a walk in attic space (potential for conversion to a bathroom maybe?) and a detached former garage – an ideal home office/gym/beauty room ? Also benefitting from gas central heating and double glazing. Must be seen

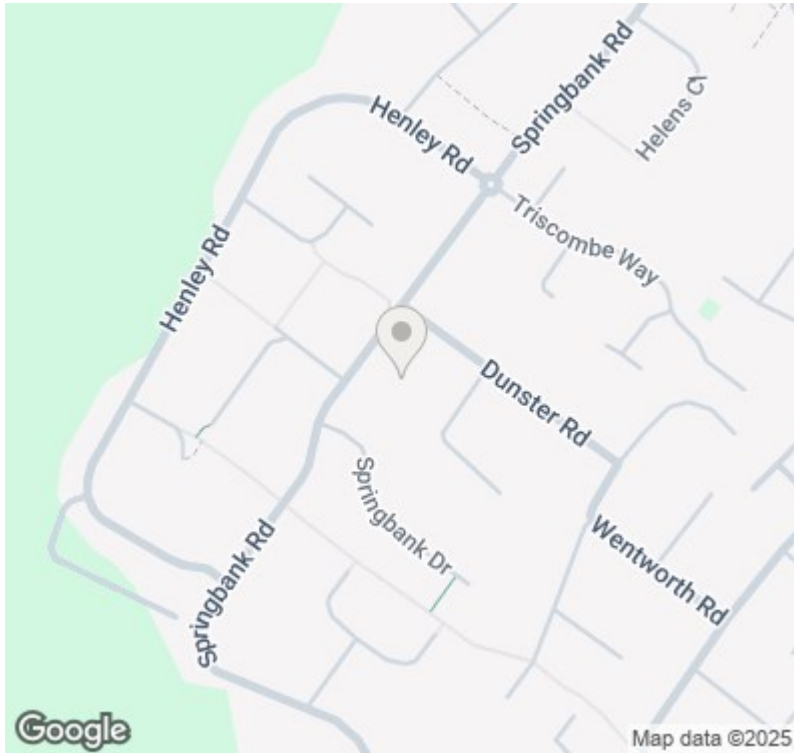









Local Authority		Council Tax	
Gloucestershire		Band:	C
		Annual Price:	£1,917
Conservation Area 		Flood Risk	
No		No Risk	
Floor Area		Plot Size	
0 ft <sup>2</sup> / 0 m <sup>2</sup>		0.10 Acres	
Mobile Coverage		Broadband	
EE		Basic	4 Mbps
Vodafone		Superfast	35 Mbps
Three		Ultrafast	1000 Mbps
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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Cheltenham Borough Council  
 COUNCIL TAX BAND C

Freehold