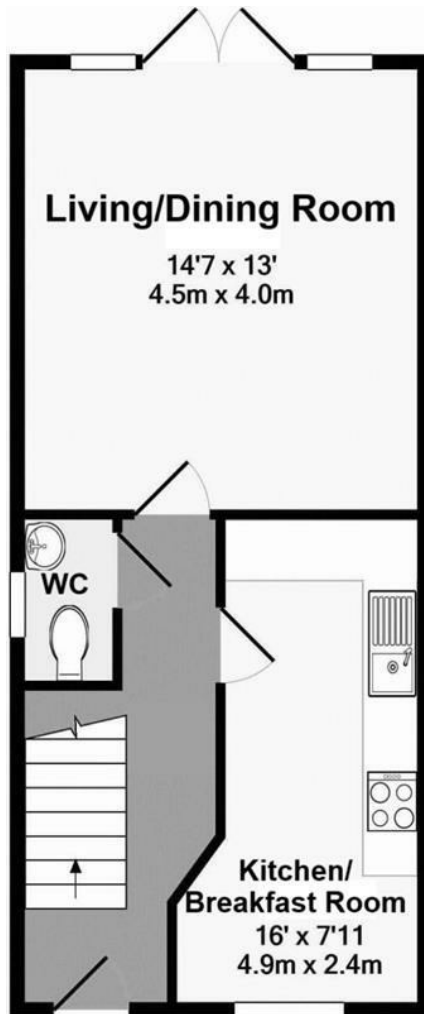
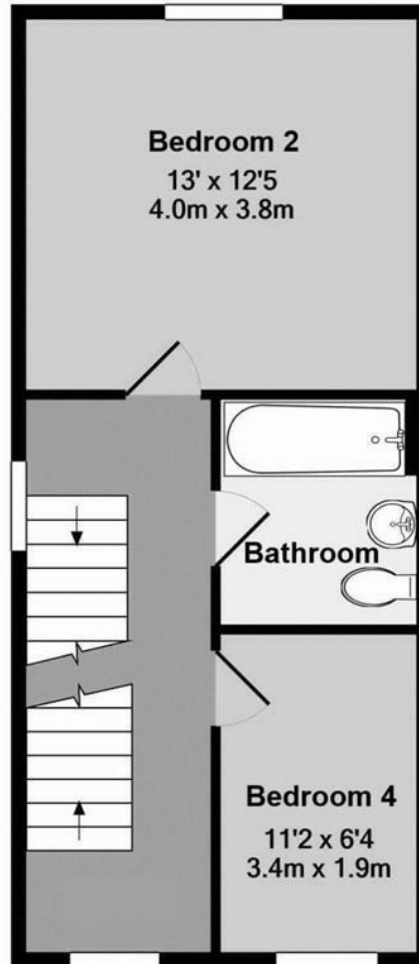




**78 REDMARLEY ROAD
BATTLEDOWN PARK
CHELTENHAM**

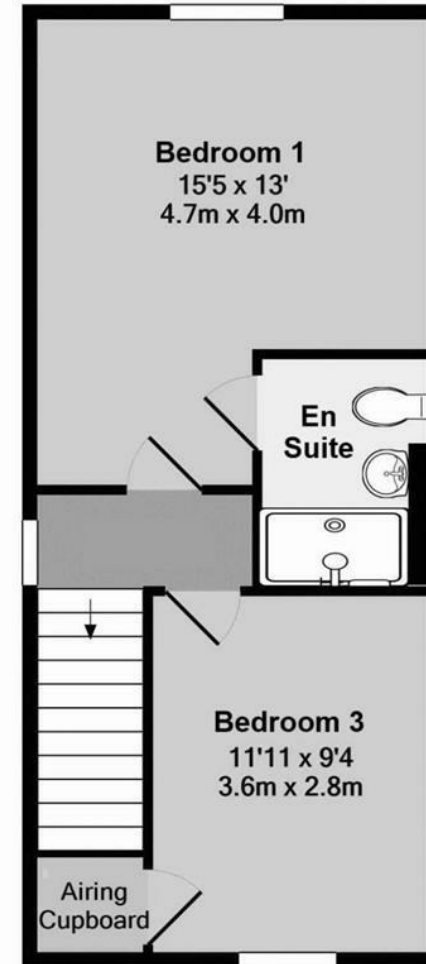


Ground floor
Approx. Floor
Area 406 Sq.Ft.
(37.7 Sq.M.)



1st floor
Approx. Floor
Area 403 Sq.Ft.
(37.4 Sq.M.)

Total Approx. Floor Area 1209 Sq.Ft. (112.3 Sq.M.)



2nd floor
Approx. Floor
Area 400 Sq.Ft.
(37.2 Sq.M.)

78 REDMARLEY ROAD, CHELTENHAM, GL52 5GA



Offers In The Region Of £325,000

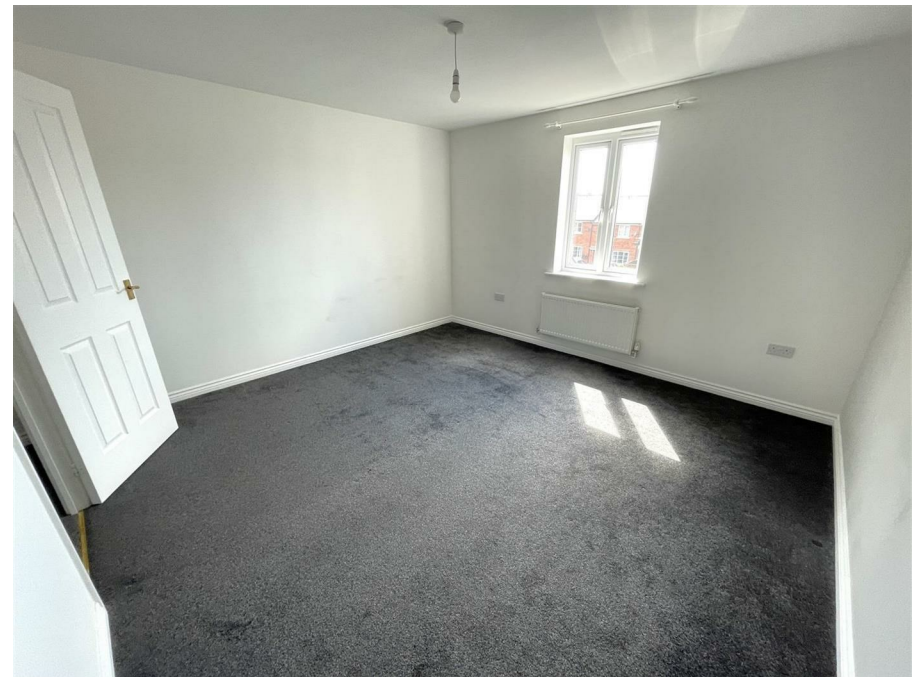
NO CHAIN - QUICK SALE REQUIRED A superbly presented and spacious three storey town house with accommodation of entrance hall, cloakroom/wc, kitchen/breakfast room, large living room with patio doors to the decked garden area (with further "private" area beyond and pedestrian rear access), there are **FOUR BEDROOMS** (3 large doubles) and **TWO BATHROOMS**. Also with allocated parking. Mention must be made of the very pleasant views, front and rear.

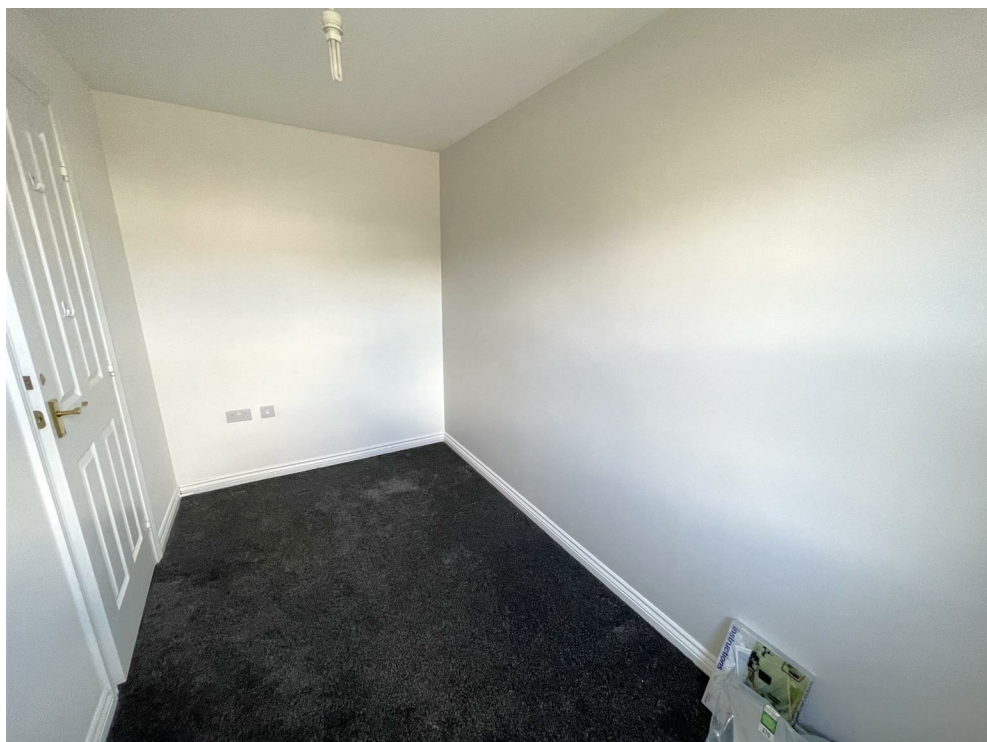
All information subject to legal confirmation

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.

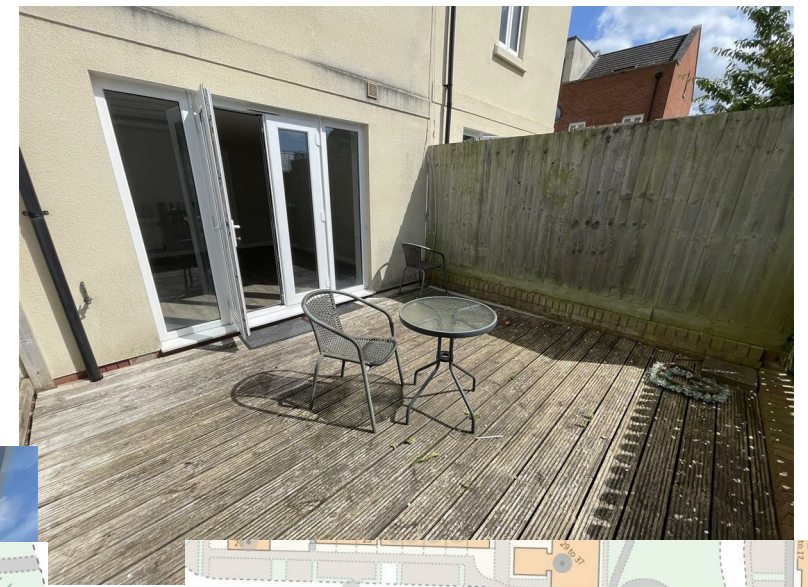
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to 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 Gloucestershire	Council Tax Band: D Annual Price: £2,157
Conservation Area No	Flood Risk No Risk
Floor Area 1,205 ft ² / 112 m ²	Plot Size 0.02 Acres
Mobile Coverage EE Vodafone Three O2	Broadband Basic Ultrafast 8 Mbps 9000 Mbps
Satellite / Fibre TV Availability BT Sky Virgin	





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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 D

Freehold