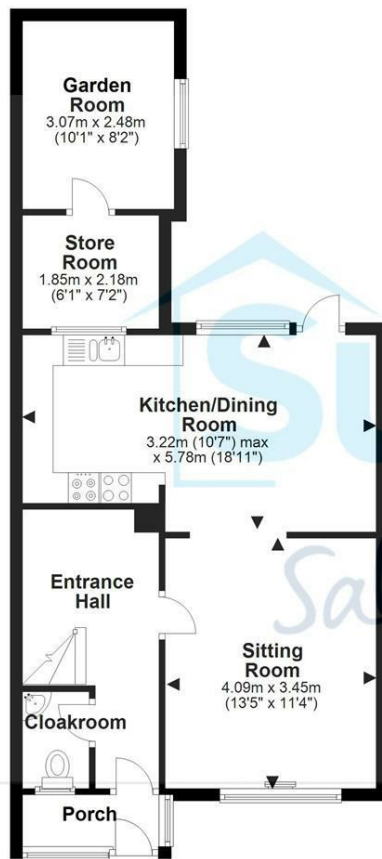


**16 LADYSMITH ROAD
CHELTENHAM
GL52 5LQ**

GUIDE PRICE £325,000

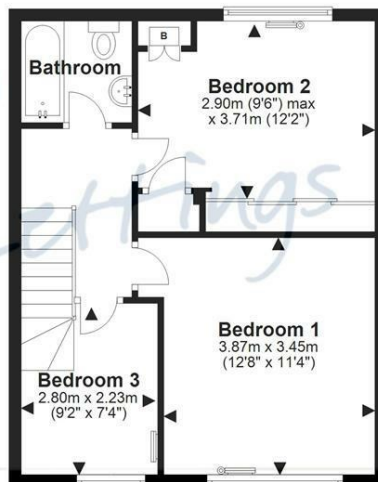
Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



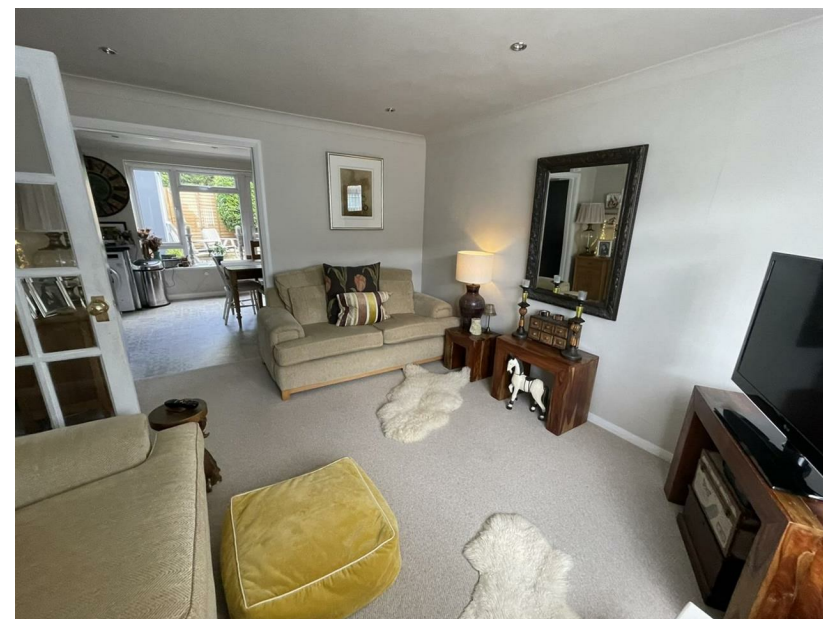
First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 99.6 sq. metres (1072.1 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.

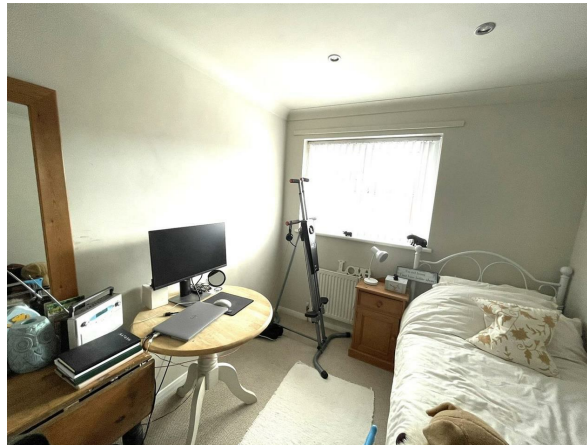


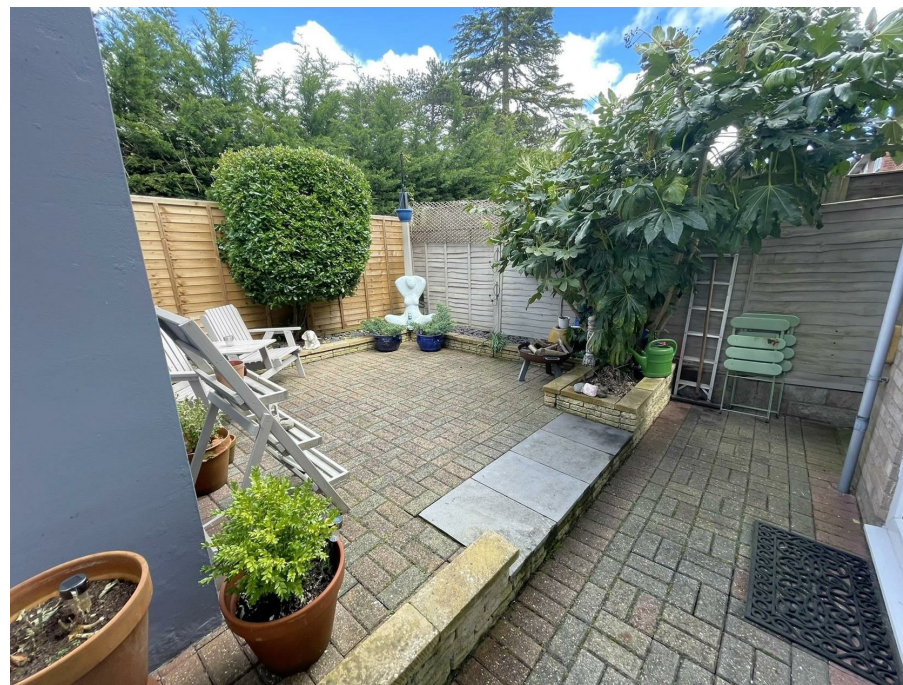


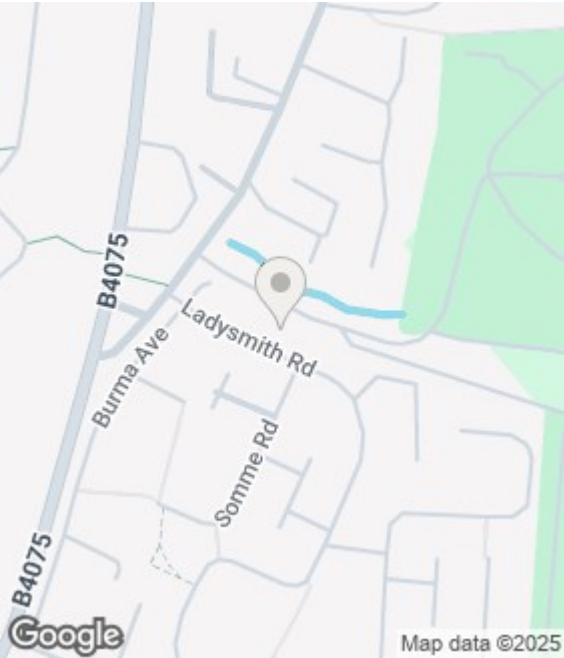
A beautifully presented semi-detached house
offering a lovely open plan entrance hall,
cloakroom,
living room with double doors to dining room/kitchen,
double glazed French doors to private rear garden – which has a home gym/office!
There are THREE BEDROOMS (two with fitted storage/wardrobes)
and a family bathroom.
The property also benefits from
gas central heating, double glazing,
off road parking for 2 cars and pedestrian side entrance.
MUST BE SEEN











Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Sure Property Group
23 Bath Street
Cheltenham
Gloucestershire
GL50 1YA
01242 261222/ 241200
info@surecheltenham.co.uk

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.