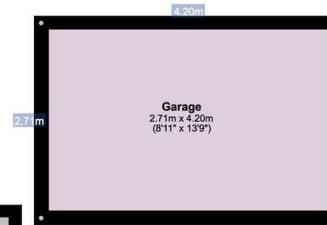
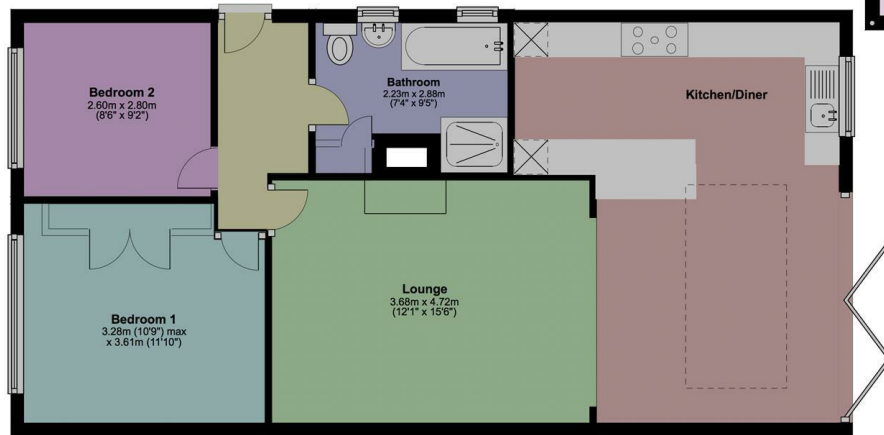




**12 ROCHESTER CLOSE  
WARDEN HILL  
CHELTENHAM  
GL51 3DJ**



**12 Rochester Close**  
Approx. 72.2 sq. metres (777.6 sq. feet)





**Price    £345,000**

Highly recommended super extended semi-detached bungalow with entrance hall, delightful open plan living room/dining room/kitchen, two bedrooms and bathroom (with bath and shower cubicle). Very nice condition. Gas central heating and double glazing, Garage, off road parking. Gardens to the front and rear - the rear garden is south facing. MUST BE SEEN.

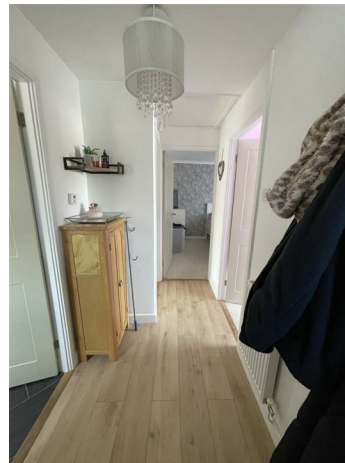
All information subject to legal confirmation

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.

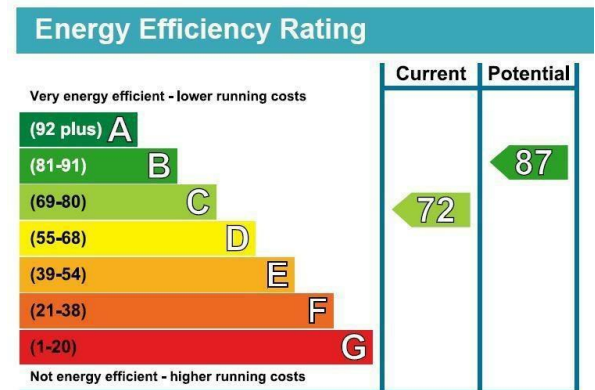
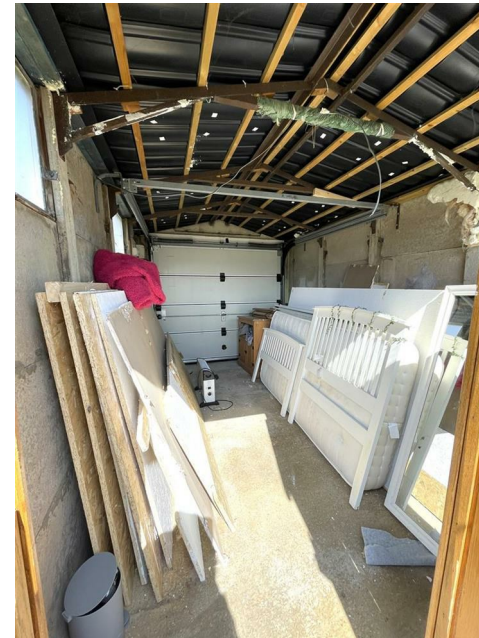
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to 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














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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