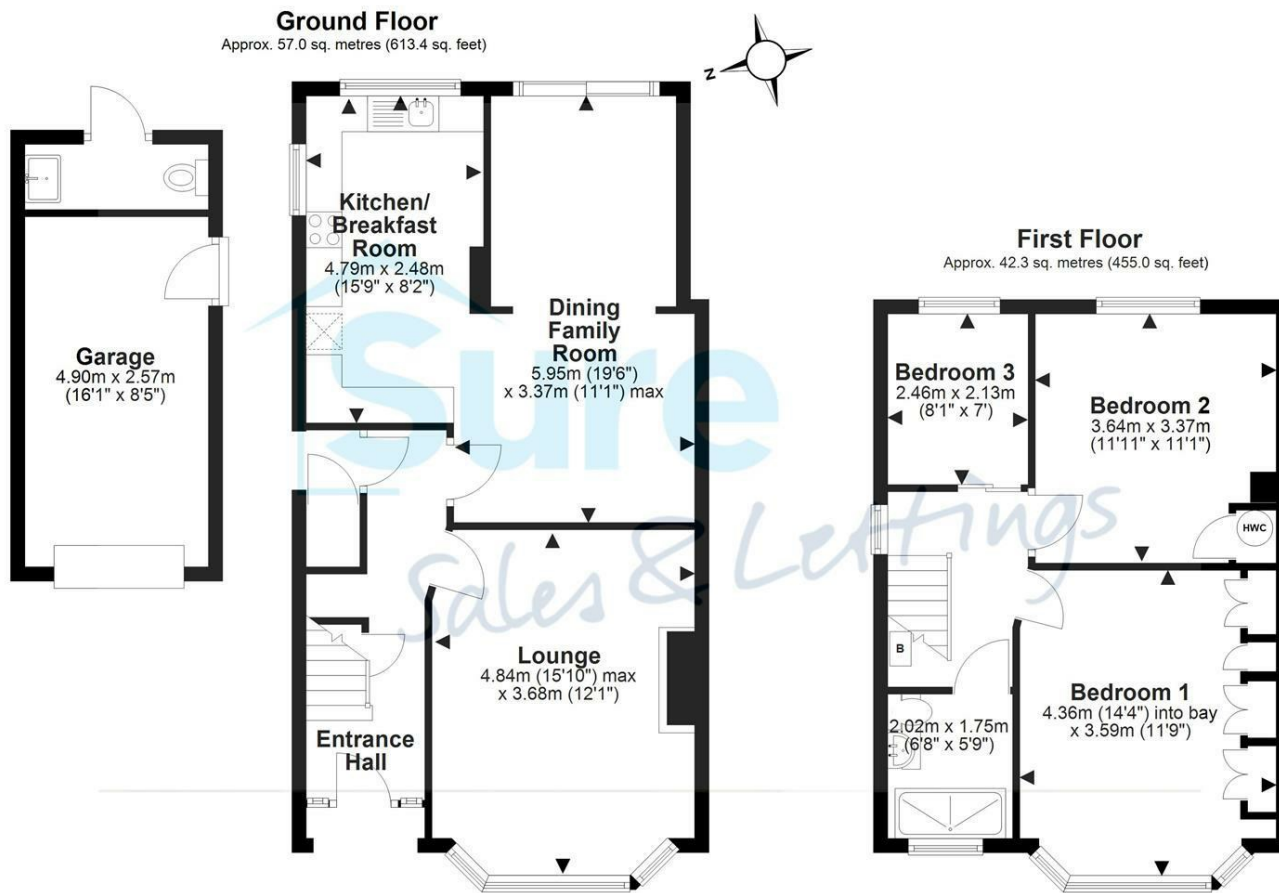




**26 GRIFFITHS AVENUE
CHELTENHAM
GL51 7BH**





Guide Price

£399,950

A highly recommended bay fronted semi-detached house which is well loved and extended. The accommodation offers entrance hall, living room, open plan, kitchen/dining and sitting room, three bedrooms and family bathroom. There is covered side pedestrian access from the front of the property which gives personal access into the garage, garden cloakroom (wc) with Belfast sink, garden shed and the delightful garden. There is gas central heating and double glazing. Some updating required.

All information subject to legal confirmation

Important Notice: we 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).

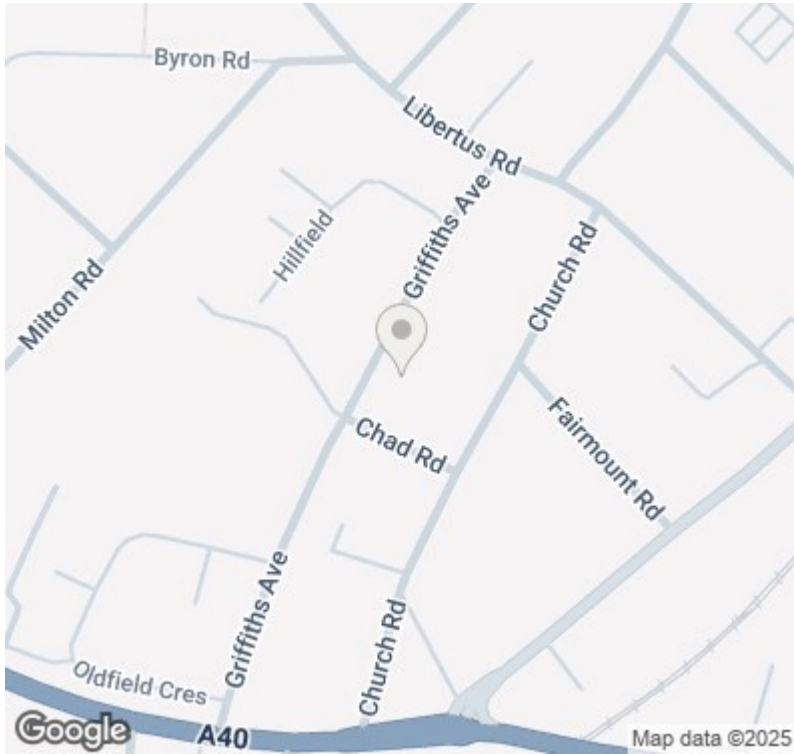
Sure Property Group may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum







Local Authority		Council Tax	
Gloucestershire		Band:	C
		Annual Price:	£2,007
Conservation Area		Flood Risk	
No		Very low	
Floor Area		Plot Size	
1,119 ft ² / 104 m ²		0.07 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	6 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		
(81-91) B		80
(69-80) C	67	
(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 COUNCIL TAX BAND

Freehold