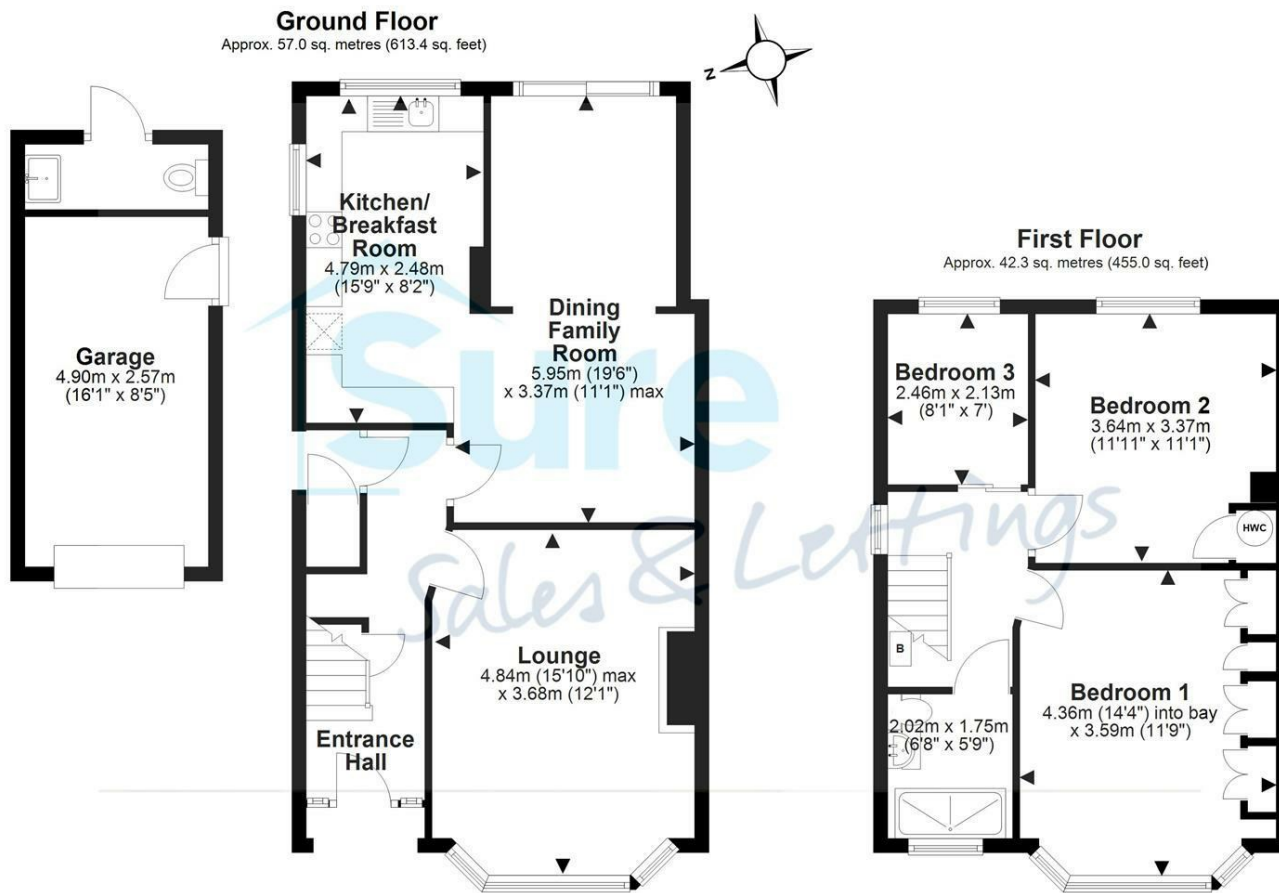


26 GRIFFITHS AVENUE, CHELTENHAM, GL51 7BH

GUIDE PRICE £399,950

FREEHOLD CHELTENHAM





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.

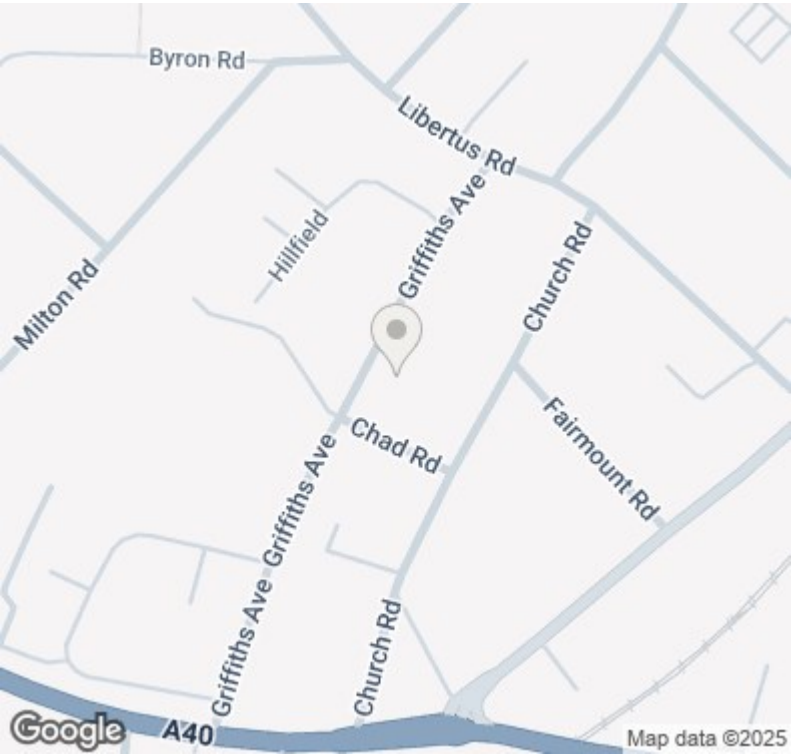
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to 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	Gloucestershire	Council Tax	Band:	C
		Annual Price:		£2,007
Conservation Area	No	Flood Risk	Very low	
Floor Area	1,119 ft ² / 104 m ²	Plot Size	0.07 Acres	
Mobile Coverage	EE Vodafone Three O2	Broadband	Basic Superfast Ultrafast	6 Mbps 80 Mbps 1000 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		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