



**35 RUSSET ROAD  
CHELTENHAM  
GL51 7LN**

**BEST AND FINAL OFFERS £220,000 - FREEHOLD**

**CHELTENHAM BOROUGH COUNCIL C**





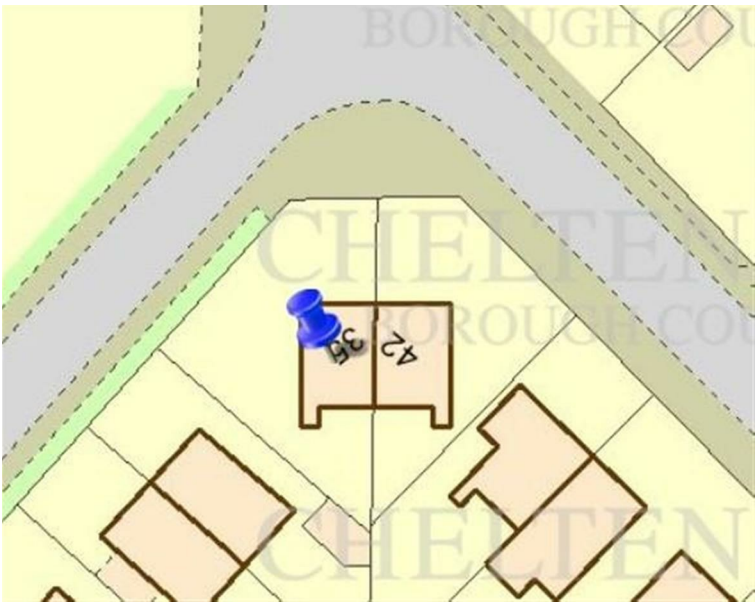


BEST & FINAL OFFERS in writing by close of business Friday 11th April. IN NEED OF TOTAL MODERNISATION - A c1950's semi-detached house offering entrance hall, living room, dining room open to kitchen, three bedrooms, bathroom and separate WC. There is a generous front and side garden (space for extension subject to the necessary consents), smaller rear garden. It has gas central heating and double glazing and appears to have been re-roofed. We believe that anyone requiring a mortgage will need a large deposit.

NB The sellers are under no obligation to accept an offer below their expectations.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'c'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected (to be confirmed).

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.

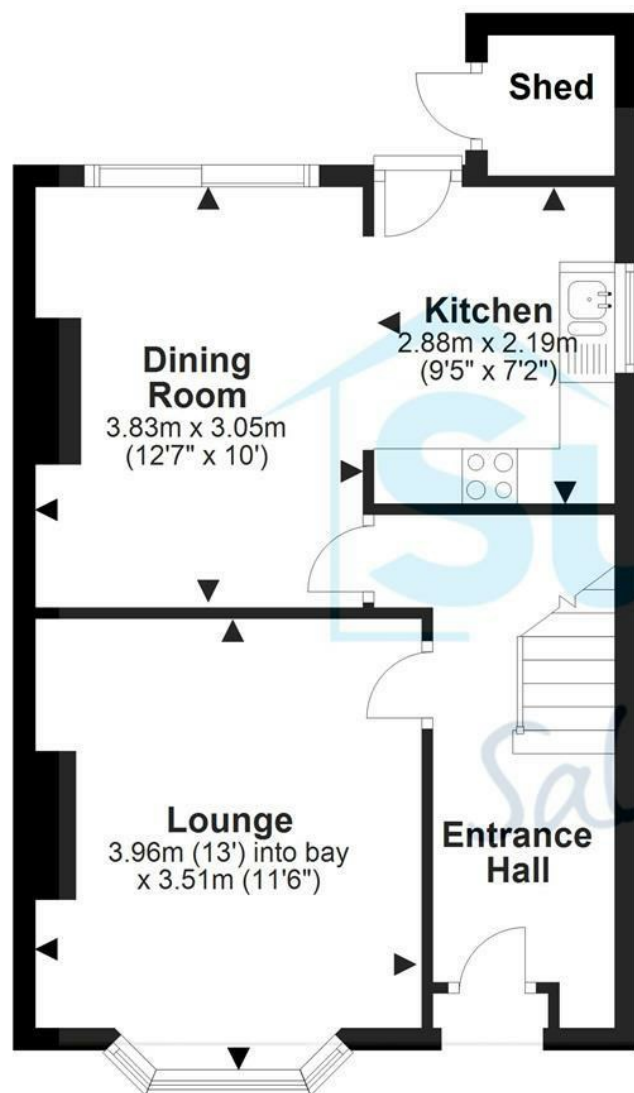


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**SureLet – Cheltenham Ltd T/A Sure Property Group Cheltenham**  
**Registered in England No. 06926339    VAT Registration No. 975 5237 84**

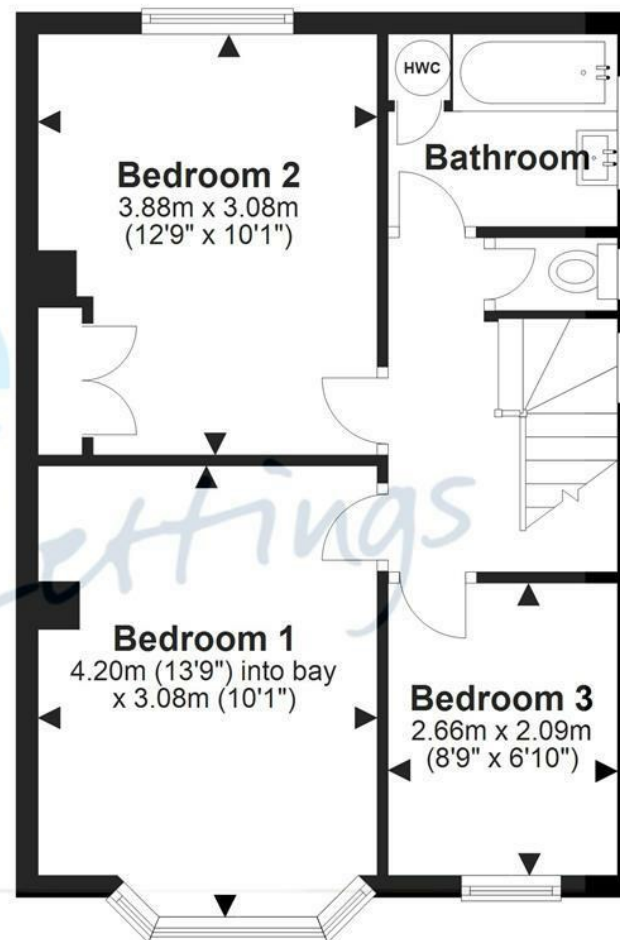
## Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 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.

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