

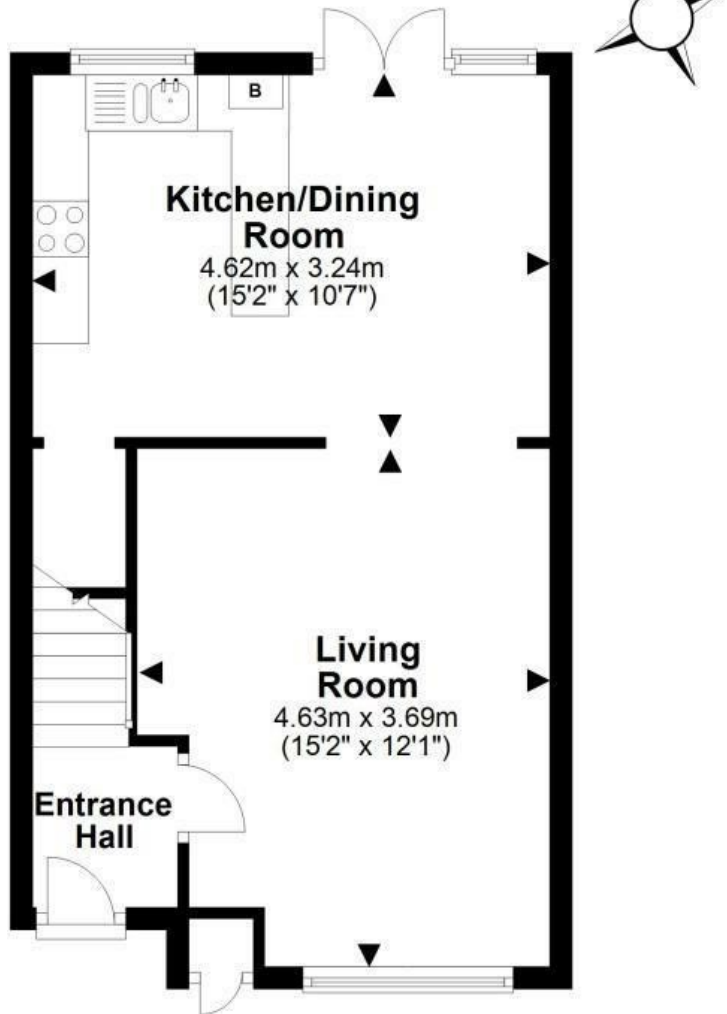


**11 FINSTOCK CLOSE
BENHALL
CHELTENHAM
GL51 6LN**

Price £325,000

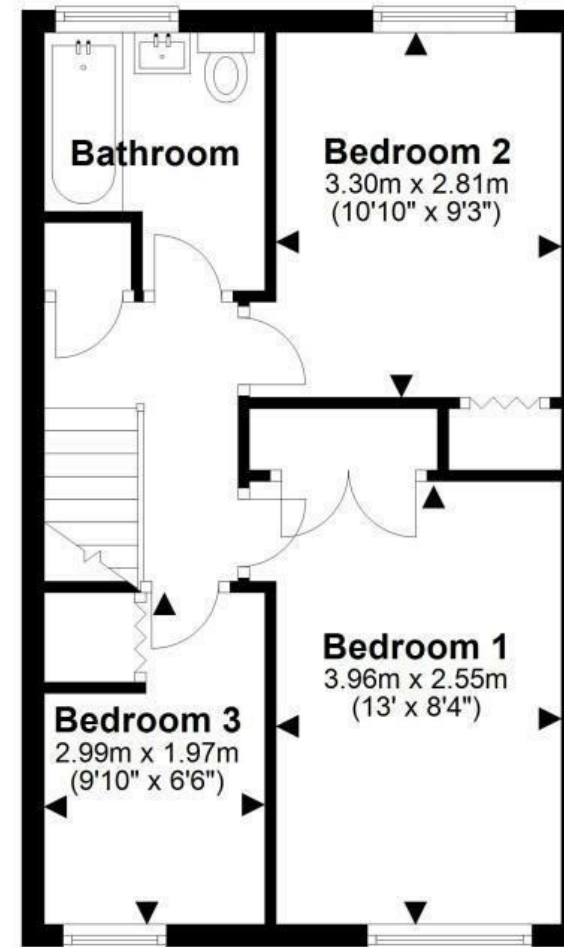
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 73.1 sq. metres (786.5 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.

11 Finstock Close, Cheltenham

- THREE BEDROOMS
- OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN
 - PRIVATE REAR GARDEN
 - ALLOCATED PARKING
 - DOUBLE GLAZING
- GAS CENTRAL HEATING

Highly recommended and very well presented THREE BEDROOM mid terraced house would be ideal as a starter family home or Investment Buy. The accommodation comprises: entrance hall, living room leading into open plan dining room/kitchen, there are French doors into the private rear garden, lovely flooring and useful understairs storage cupboard. Upstairs there are three bedrooms (two doubles both with built in wardrobes and the single also has a wardrobe/cupboard) and bathroom. The property also benefits from gas central heating (Worcester boiler), the rear garden has an outside light, tap, shed, lawn and patio area. Allocated parking too!

Cheltenham COUNCIL TAX BAND C

Freehold











Local Authority		Council Tax	
Gloucestershire		Band:	C
		Annual Price:	£1,917
Conservation Area ?		Flood Risk	
No		Very low	
Floor Area		Plot Size	
764 ft ² / 71 m ²		0.05 Acres (2 Plots)	
Mobile Coverage		Broadband	
EE	●	Basic	5 Mbps
Vodafone	●	Superfast	77 Mbps
Three	●	Ultrafast	10000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(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 