



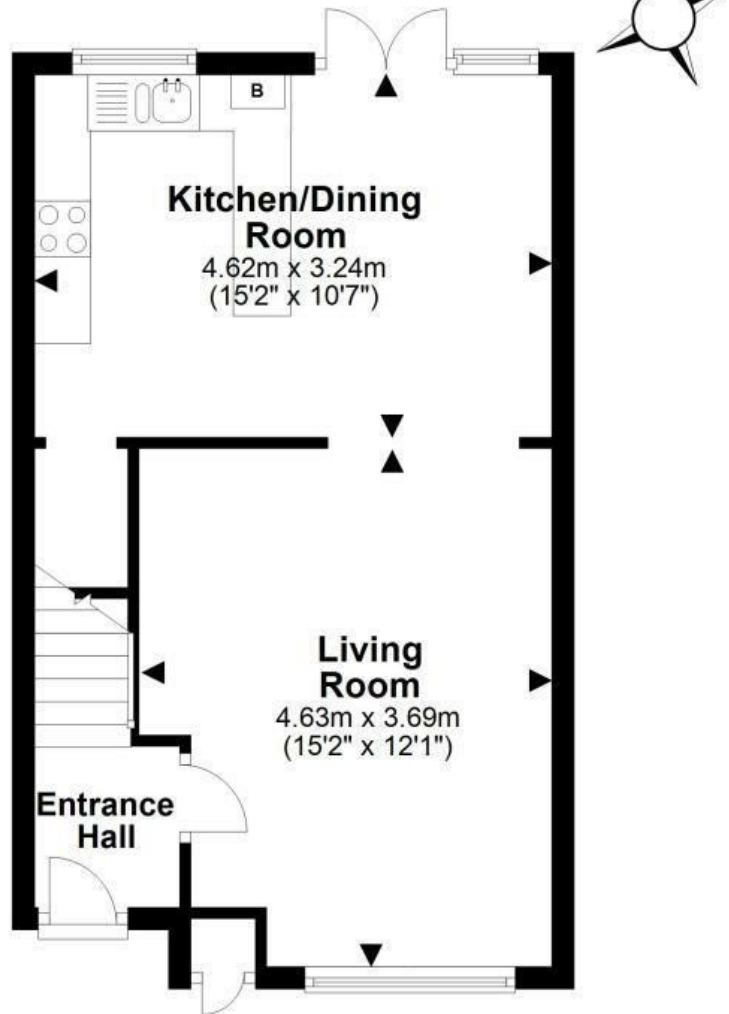
**11 FINSTOCK CLOSE  
BENHALL  
CHELTENHAM  
GL51 6LN**

**Price    £325,000**



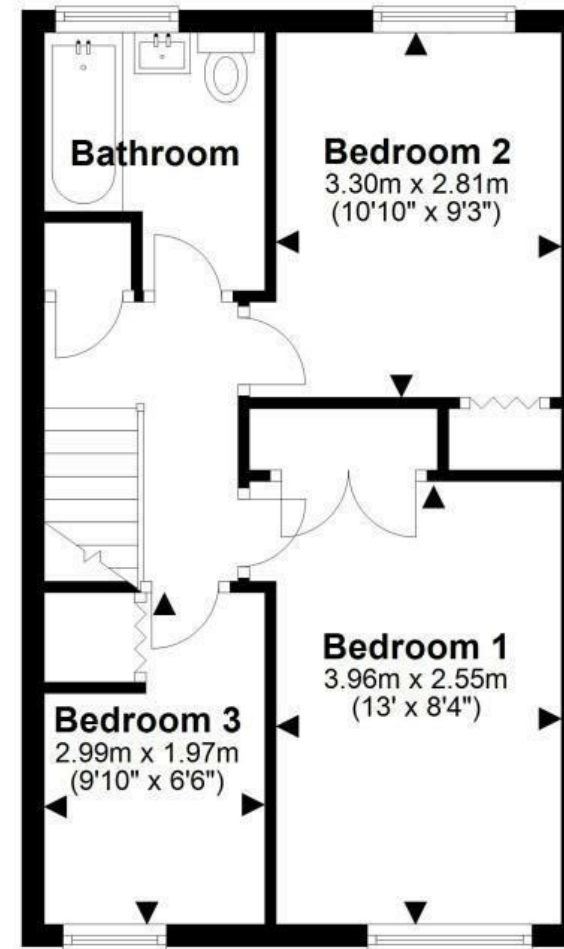
## Ground Floor

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

NO CHAIN - This well presented THREE BEDROOM terraced house is ideally situated and offers lovely accommodation of entrance hall, living room leading into open plan dining room / kitchen (with French doors into the rear garden). Upstairs there are three bedrooms (two doubles both with built in wardrobes) and bathroom. The property also benefits from gas central heating (Worcester boiler), rewired within the last 8 years we are informed too and established rear garden with outside light, tap, shed, lawn and patio area. Allocated parking too!

Cheltenham COUNCIL TAX BAND C

Freehold



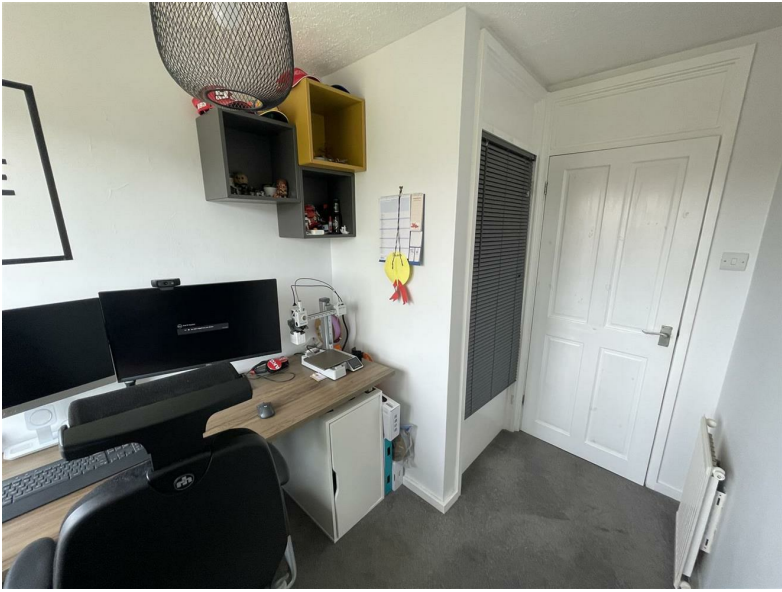
















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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 