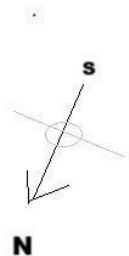


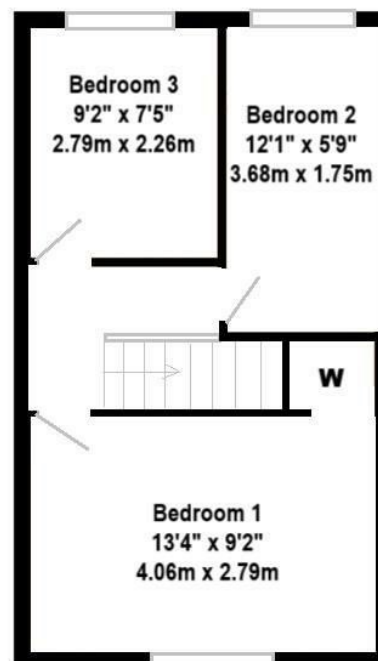
**37 NAUNTON LANE
LECKHAMPTON
CHELTENHAM
GL53 7BJ**

Price £395,000



37 Naunton Lane,
Leckhampton, GL53 7BJ

Approximate Total Floor Area
783.3 sq ft (72.8 sq ft)



**FLOORPLAN FOR GUIDANCE ONLY
NOT TO SCALE**





A superbly presented and highly recommended semi-detached house found in the ever popular Leckhampton area. The property has been modernised in recent years and offers lovely accommodation of recessed entrance porch, dining room, living/family room, fitted kitchen, bathroom together with THREE BEDROOMS. There is a garden to the front and side pedestrian access leading to the c. South facing rear garden. Other benefits include gas central heating and double glazing. MUST BE SEEN











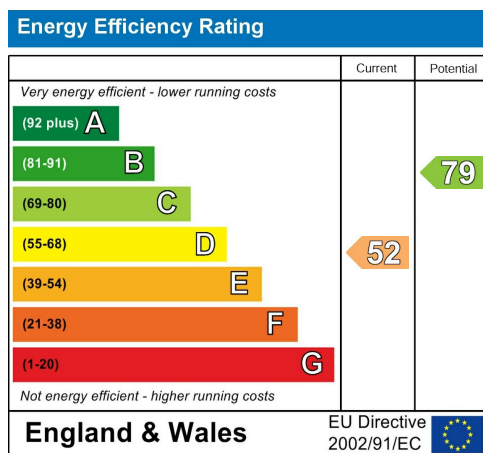
All information subject to legal confirmation

Important Notice: SureLet 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 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

Cheltenham Borough Council
COUNCIL TAX BAND C



Freehold

Sure Property Group
23 Bath Street
Cheltenham
Gloucestershire
GL50 1YA

01242 261222/ 241200
info@surecheltenham.co.uk

Local Authority	Gloucestershire	Council Tax	Band: C Annual Price: £2,007
Conservation Area	No	Flood Risk	Very low
Floor Area	785 ft ² / 73 m ²	Plot Size	0.02 Acres
Mobile Coverage	EE Vodafone Three O2	Broadband	Basic 11 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps
Satellite / Fibre TV Availability	BT Sky Virgin		