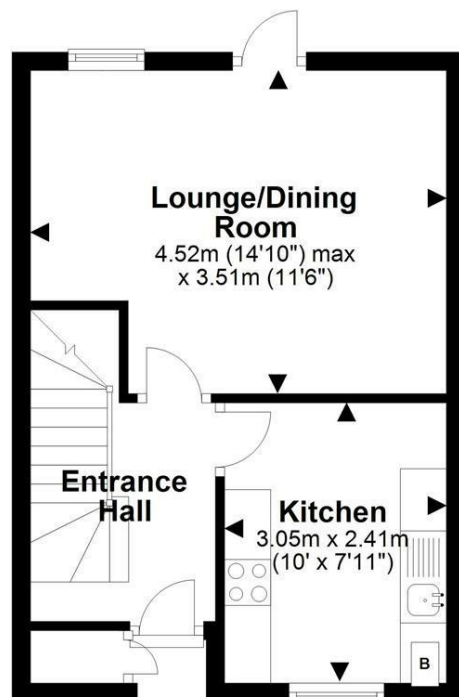




**88 ROMAN ROAD
CHELTENHAM
GLOUCESTERSHIRE
GL51 8AA**

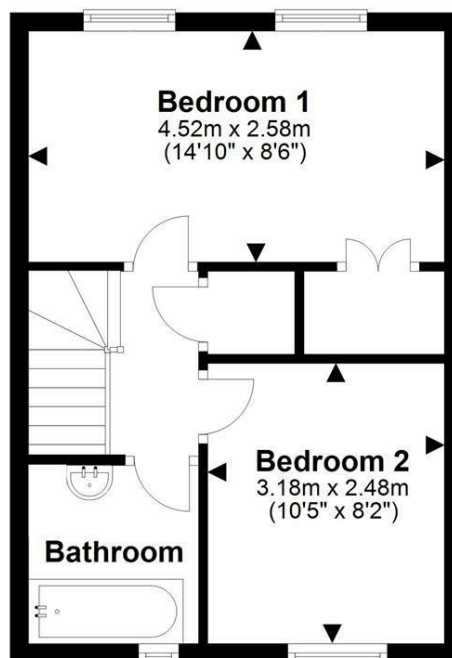
Ground Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 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.





Price £285,000

Highly recommended terraced house ideally situated close to the Railway Station and with easy access to GCHQ, the A40 Gloucester and M5. This lovely property would make an ideal first time buy or investment purchase (currently being let for £1,025 pcm). The accommodation offers recessed entrance with useful storage cupboard, generous entrance hall, kitchen, living/dining room, TWO DOUBLE BEDROOMS and a bathroom. Also with paved rear garden (facing c. south-westerly) with pedestrian rear access which lead to the allocated parking space, small garden to front, gas central heating and double glazing.

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





Local Authority
Cheltenham

Council Tax
Band: B
Annual Price: £1,756

Conservation Area ⓘ
No

Flood Risk
Very low

Floor Area
635 ft² / 59 m²

Plot Size
0.01 Acres (2 Plots)

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

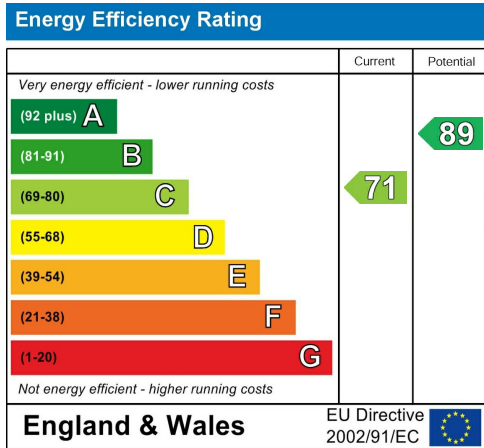
Broadband

Basic	6 Mbps
Superfast	80 Mbps
Ultrafast	10000 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✓





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Cheltenham COUNCIL TAX BAND B

Freehold