

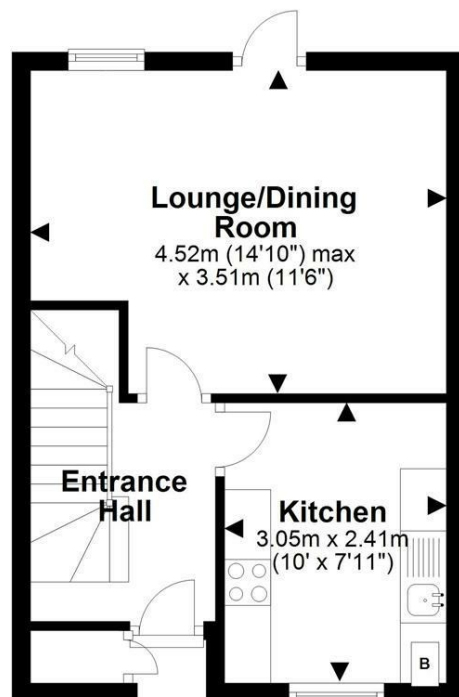
88 ROMAN ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL51 8AA

PRICE £285,000

FREEHOLD CHELTENHAM B

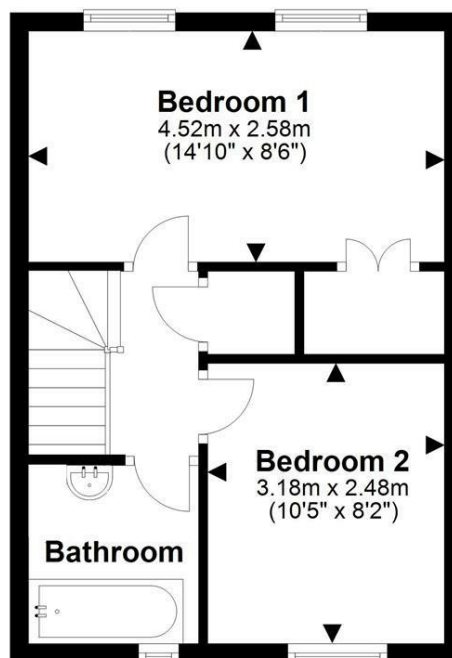
Ground Floor

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



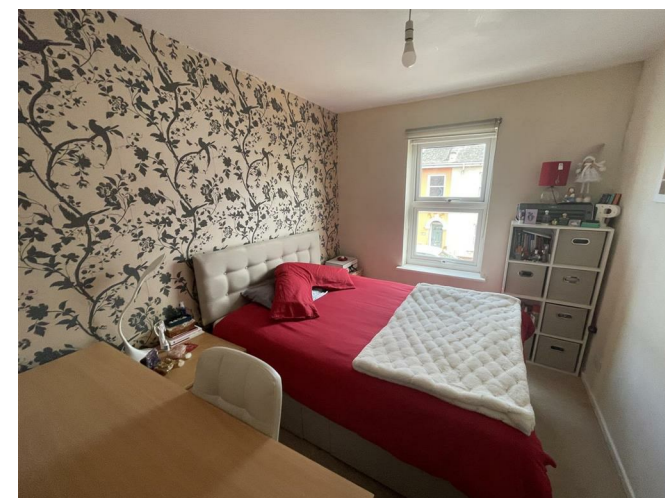
First Floor

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		Council Tax	
Cheltenham		Band:	B
		Annual Price:	£1,756
Conservation Area 		Flood Risk	
No		Very low	
Floor Area		Plot Size	
635 ft ² / 59 m ²		0.01 Acres (2 Plots)	
Mobile Coverage		Broadband	
EE		Basic	6 Mbps
Vodafone		Superfast	80 Mbps
Three		Ultrafast	10000 Mbps
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 		

Sure Property Group
 23 Bath Street
 Cheltenham
 Gloucestershire
 GL50 1YA
 01242 261222/ 241200
info@surecheltenham.co.uk

Cheltenham COUNCIL TAX BAND B

Freehold