

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

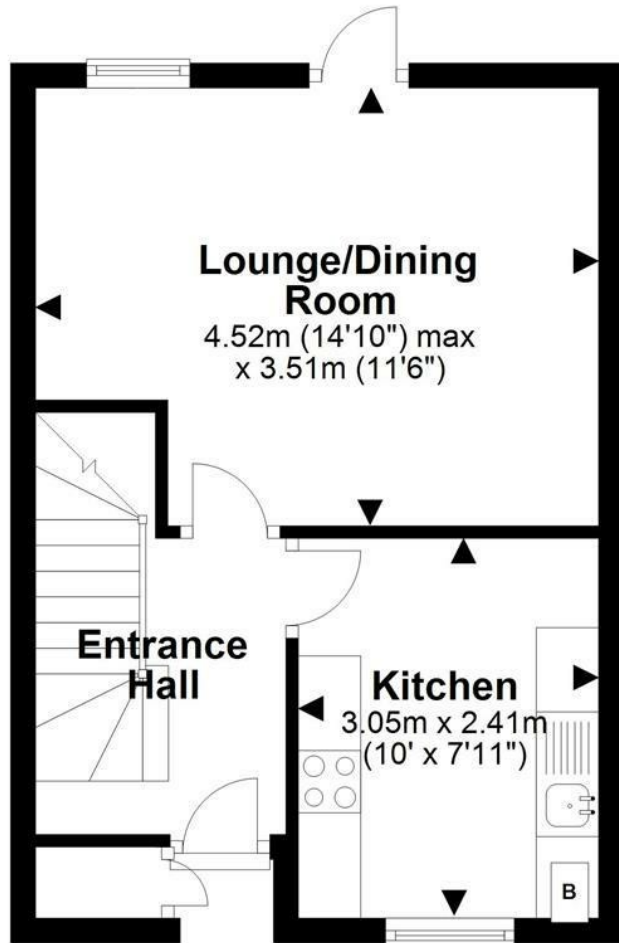
**PRICE £285,000**

**FREEHOLD CHELTENHAM B**



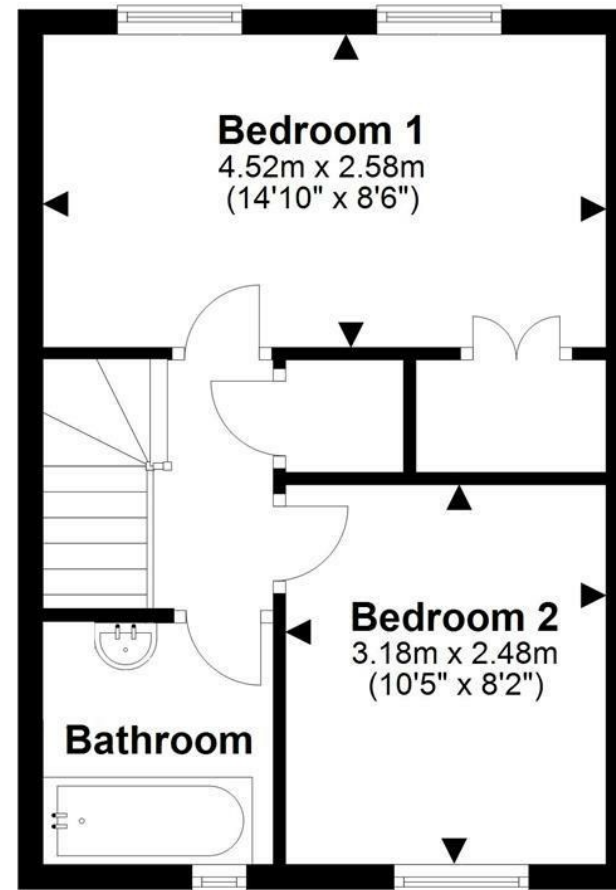
## Ground Floor

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.

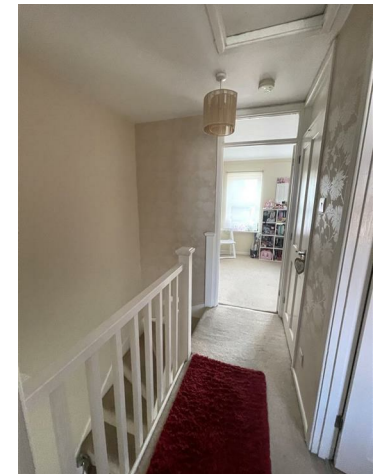
















All information subject to legal confirmation

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

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
EU Directive		***

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

