



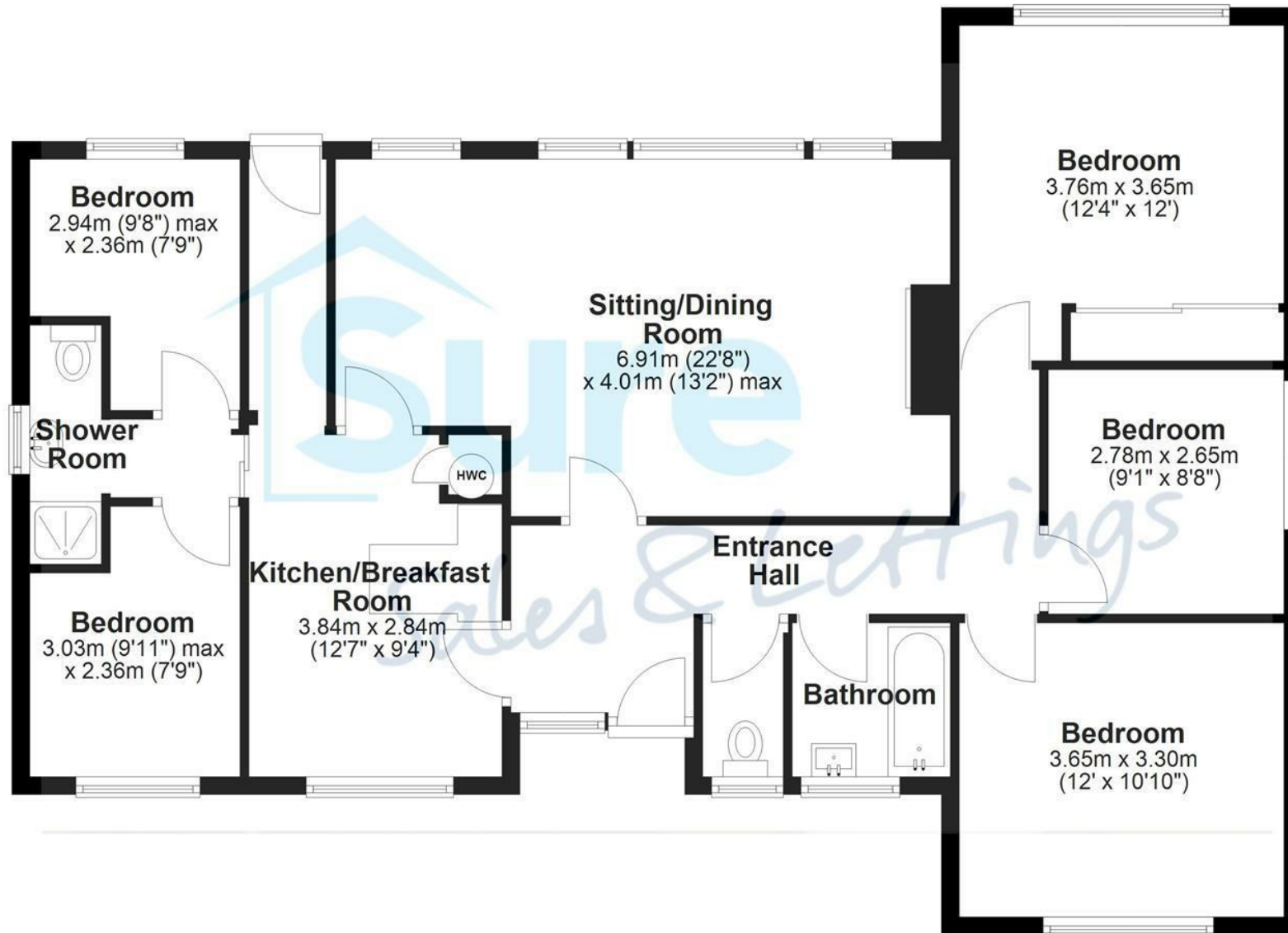
10 CHARNWOOD ROAD, LECKHAMPTON, CHELTENHAM, GL53 0HJ

OFFERS IN THE REGION OF £750,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL E

Ground Floor

Approx. 107.3 sq. metres (1155.3 sq. feet)



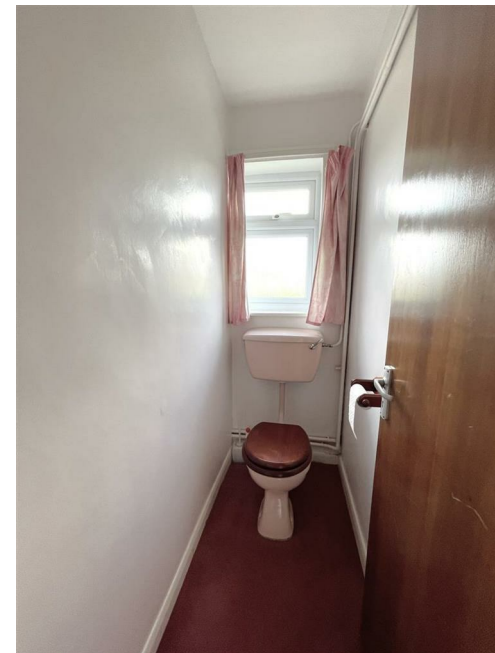
Total area: approx. 107.3 sq. metres (1155.3 sq. feet)



A superb opportunity to purchase a large DETACHED BUNGALOW in this ever popular location in Leckhampton. The property whilst in need of modernisation the versatile accommodation offers scope for further enhancement, maybe a loft conversion and potential to create an annexe – subject to any consents required. Gas centrally heated and double glazing and arranged to provide entrance hall, living/dining room, kitchen/breakfast room, bathroom with separate wc, second shower room (with wc) and FIVE BEDROOMS. There is a large lawn area to the front and side, the rear garden is c. South facing and arranged as lawn with numerous shrubs, a bench under a lovely Arbor and a Summer House. There is also off road parking, a garage. No Chain









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		66
(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
 GL50 1YA
 01242 241200
info@surecheltenham.co.uk

The property is found in the most popular district of Leckhampton being within one and a half miles of the cosmopolitan and bustling Bath Road facilities with its extensive range of shops, cafes, pubs and eateries. Leckhampton Hill is surprisingly only a matter of a mile or so away.

Cheltenham is renowned for its Festivals which include the Literature Festival, the Jazz Festival, Science Festival and the Food and Drink Festival; many of which are held in the historic Town Hall and its beautiful Montpellier Gardens together with the Everyman Theatre .

Cheltenham is also home to the Cheltenham Gold Cup Festival held at Cheltenham Prestbury Park Racecourse.

There is also access readily available via the bypass (Leckhampton Road/Shurdington Road) for the A40 Gloucester, M5 Motorway (North and South), Swindon and Cirencester etc.

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



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