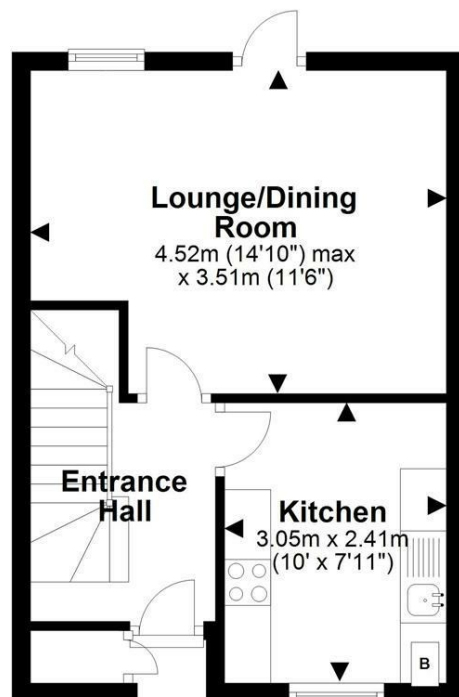


OFFERS IN THE REGION OF £275,000

FREEHOLD CHELTENHAM B

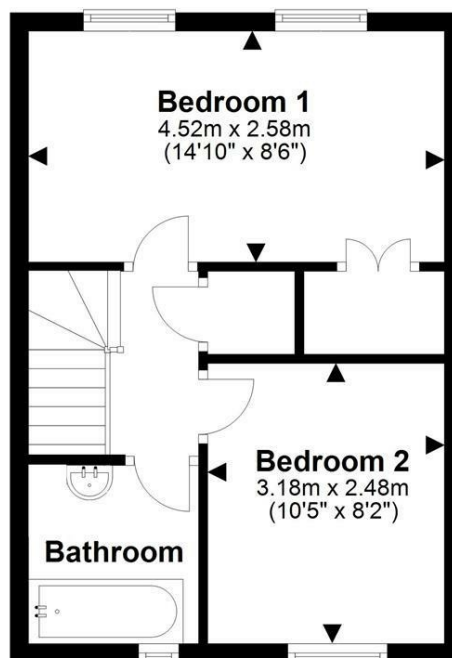
Ground Floor

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.





Larger than it looks Two-Bedroom Home – Prime Location & Investment Potential

A well-presented two double bedroom home in a superb location, ideal for first-time buyers or investors—currently let at £1,075 pcm. Situated close to Cheltenham Railway Station, with excellent access to GCHQ, the A40 to Gloucester, and the M5, this property offers both convenience and strong rental appeal.







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		
(81-91) B		89
(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	

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Cheltenham COUNCIL TAX BAND B

Freehold