

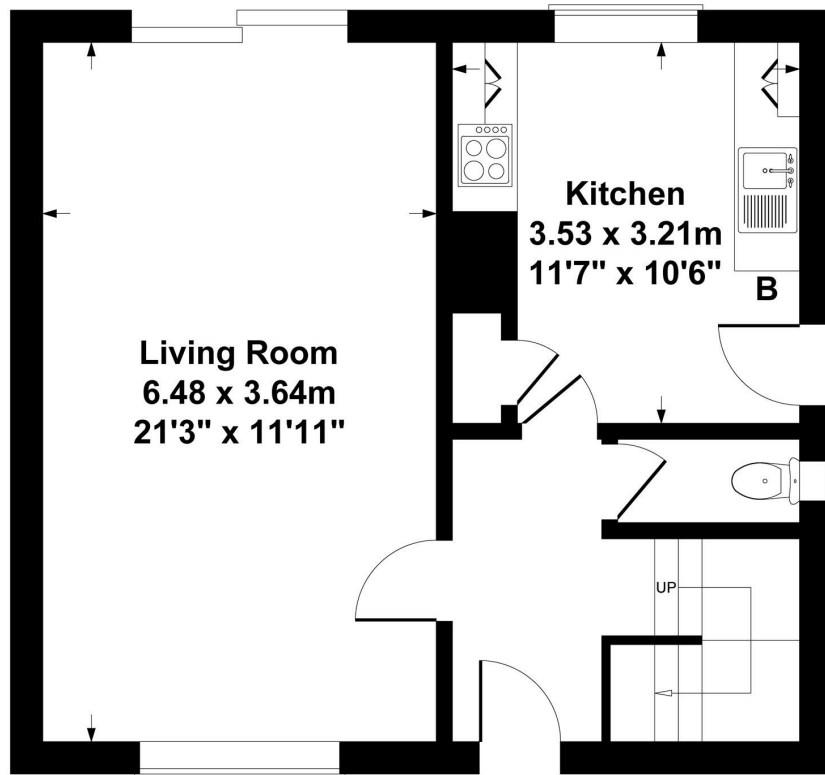


77 PENNINE ROAD, CHELTENHAM, GL52 5HB

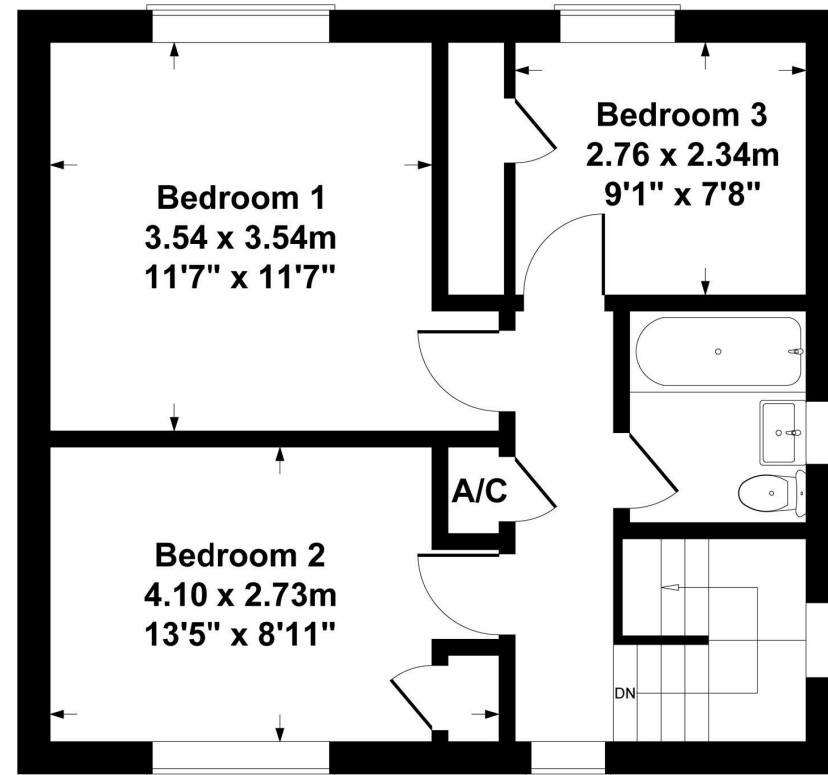
GUIDE PRICE £275,000

FREEHOLD COUNCIL TAX BAND B

**Approximate Gross Internal Area
Main House - 91 sq. metres (980 sq. feet)**



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

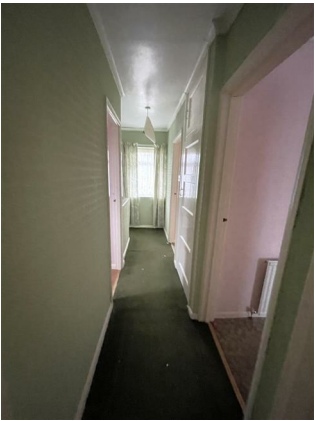
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Cul-de-sac location for this older type (likely 1950's) semi-detached property. There are double wrought iron gates at the front leading to a large garden with ample space for off road parking (no dropped kerb currently). The property has pedestrian access to the side and a brick built storage shed. The interior of the property whilst being dated and in need of modernisation is of a good size offering entrance hall (with understairs storage cupboard), living/dining room, kitchen, ground floor cloakroom(wc), THREE BEDROOMS and a bathroom. There is gas central heating and double glazing. Also with good size rear garden. EPC rating C







Local Authority	Council Tax	
Gloucestershire	Band: B	
	Annual Price: £1,756	
Conservation Area ?	Flood Risk	
No	Very low	

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	10000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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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