



**35 RUSSET ROAD
CHELTENHAM
GL51 7LN**

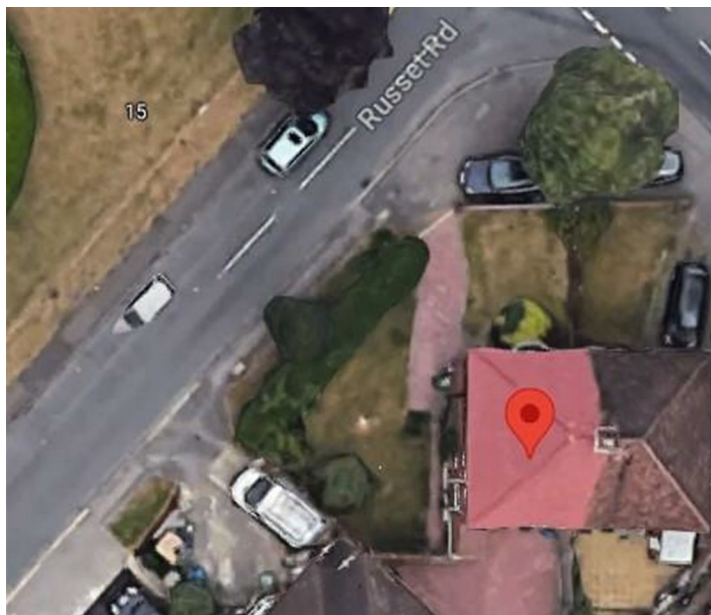
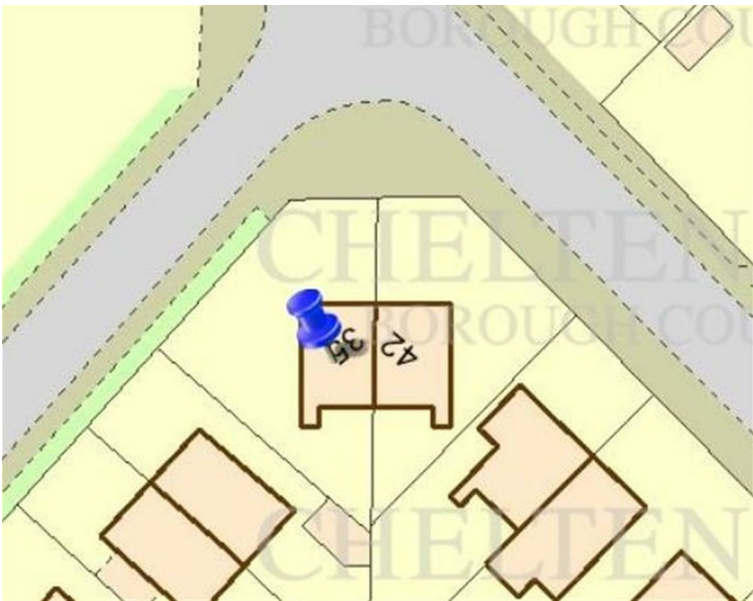
OFFERS IN THE REGION OF £290,000 - FREEHOLD

CHELTENHAM BOROUGH COUNCIL C



PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - A c1950's semi-detached house offering entrance hall, living room, dining room open to kitchen, three bedrooms, bathroom and separate WC. There is a generous front and side garden (space for extension subject to the necessary consents), smaller rear garden. It has gas central heating and double glazing and appears to have been re-roofed but please note that TOTAL MODERNISATION IS REQUIRED.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'c'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected (to be confirmed).

Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd 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 Cheltenham Ltd 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.

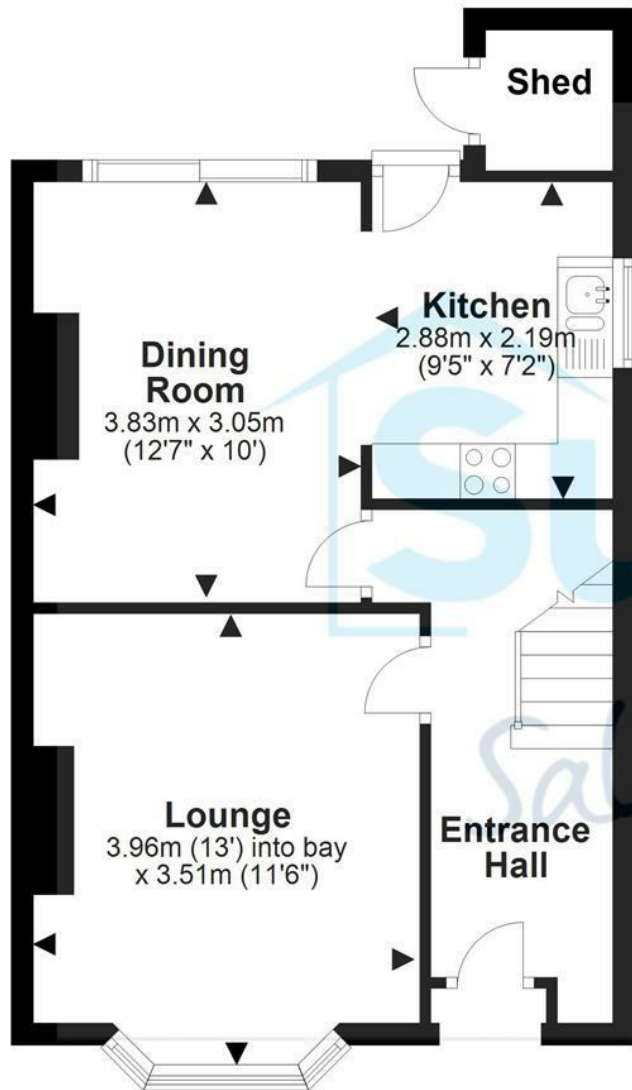


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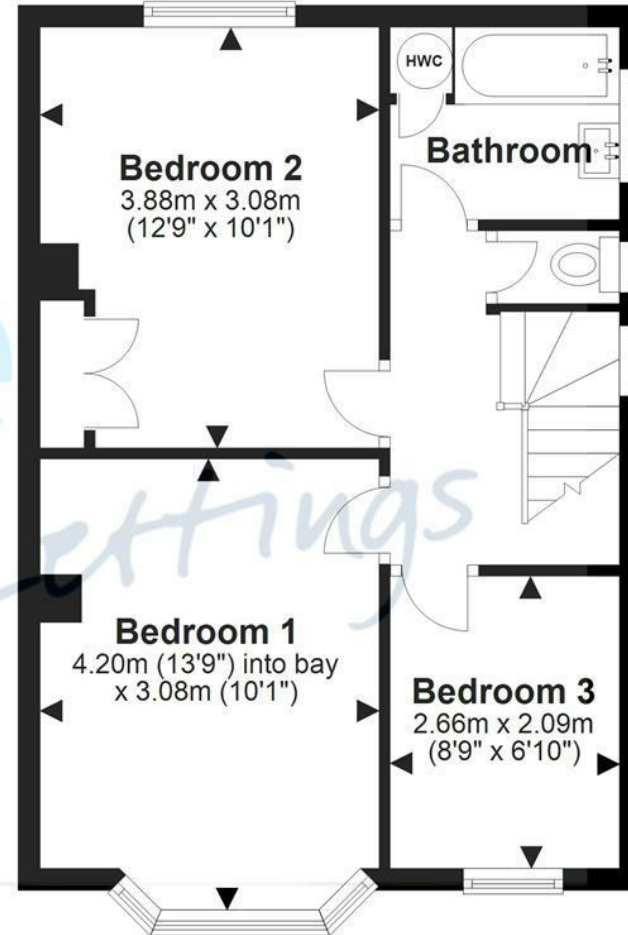
Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 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.

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