32 HANOVER STREET, CHELTENHAM, GL50 4HJ

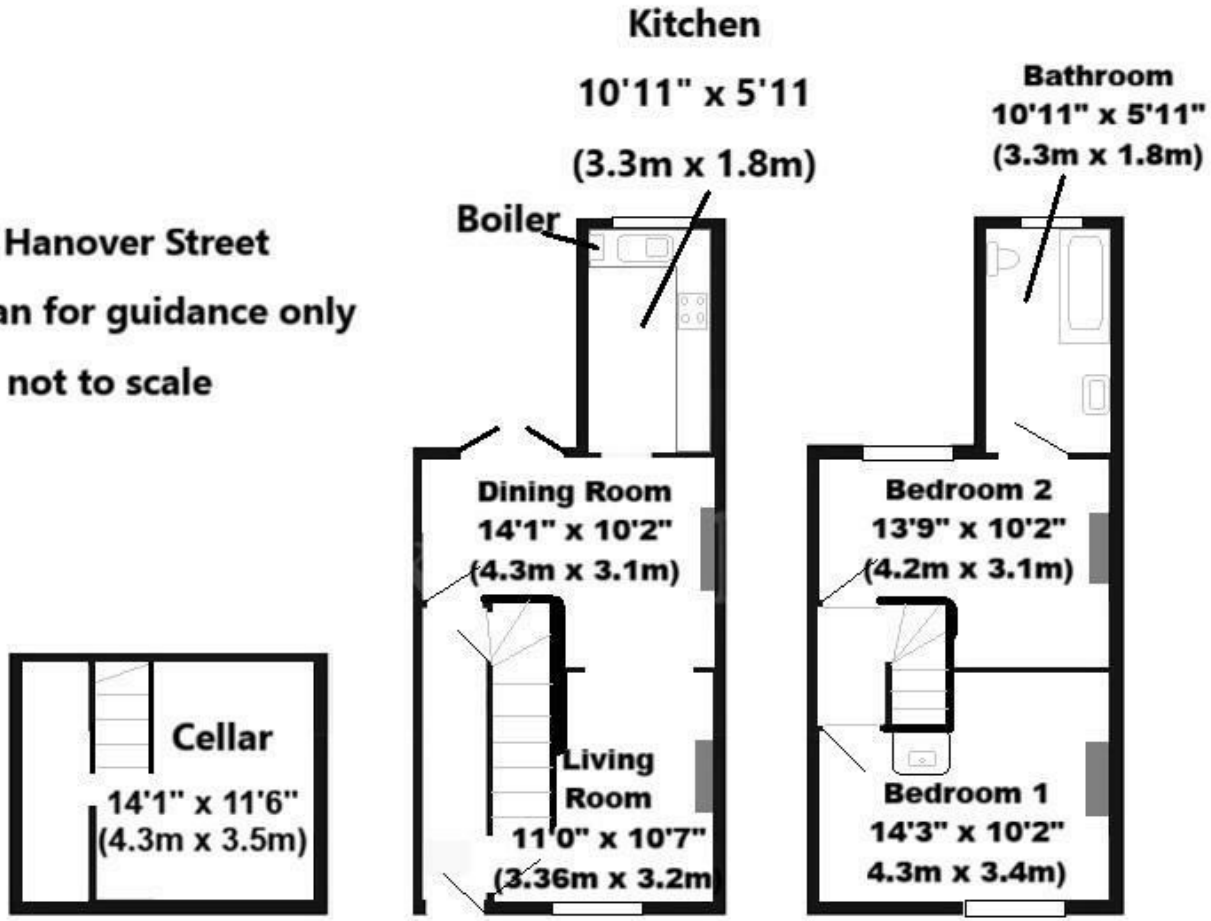
OFFERS IN EXCESS OF £200,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

32 Hanover Street

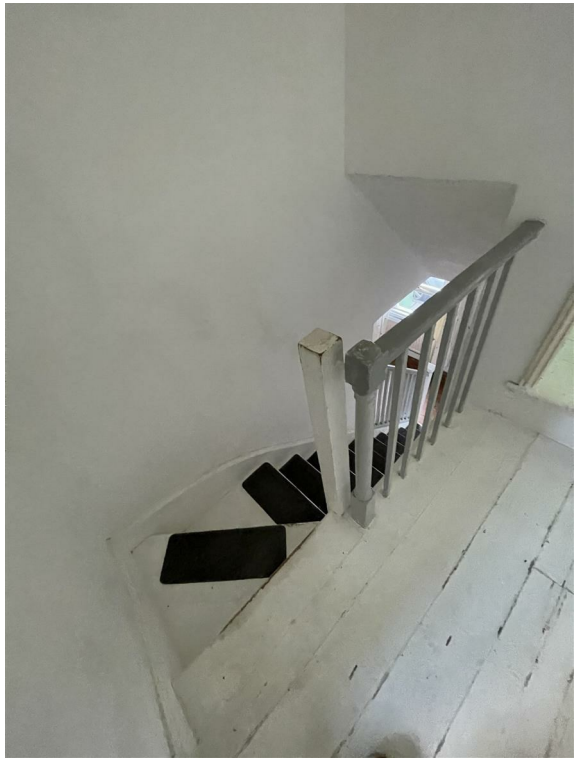
Floorplan for guidance only

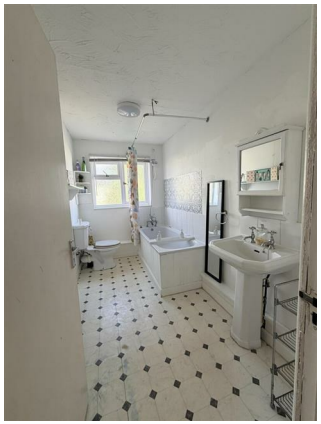
not to scale

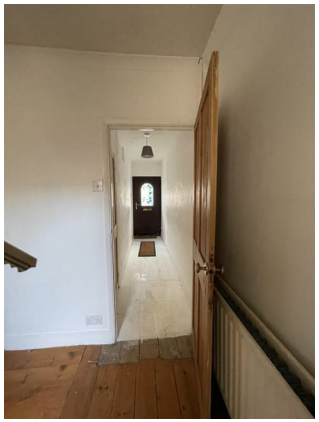


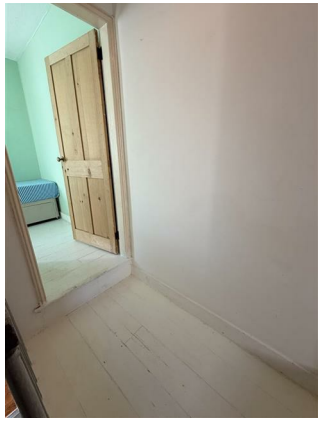
All measurements are approximate

A very interesting and quirky period mid terrace house which would benefit form some updating but is nonetheless a pleasant house with character features! Accommodation provides entrance hall, living room open to dining room, kitchen, unconverted cellar, two first floor double bedrooms with bathroom off bedroom 2. There is a garden to the rear, double glazing and gas central heating, NO CHAIN









Local Authority	Council Tax
Cheltenham	Band: B Annual Price: £1,843
Conservation Area	**Flood Risk**
Central	Very low
Floor Area	**Plot Size**
785 ft^2 / 73 m^2	0.02 Acres

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✓

The property is ideally situated to enjoy Pittville Park and Lake with the entrance being within several hundred yards only. Pittville Park boast a delightful boating and fishing lake, tennis courts, skate park and a pitch and putt golf course and just slightly further afield are the children's play area and aviaries together with the Historic Grade I listed Pittville Pump Room.

Within half a mile is Leisure at Cheltenham which offers swimming pools, gym facilities and soft play and within 1 mile is the prestigious home of the Cheltenham Gold Cup at Prestbury Park Racecourse which draws visitors from across the country; also home to The Centaur which hosts Live Entertainment to include the recent Snooker Finals and comedy shows, Fayres and Exhibitions etc.

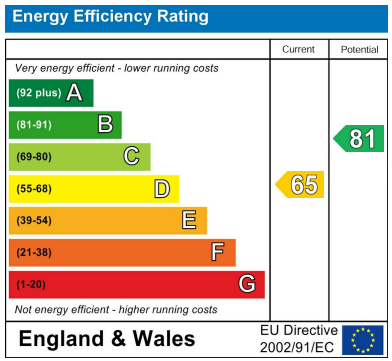
The Brewery Quarter which offers many eateries, bowling, soft play, cinema etc is less than half a mile distant and Cheltenham Town Centre can be found just over half a mile away.

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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