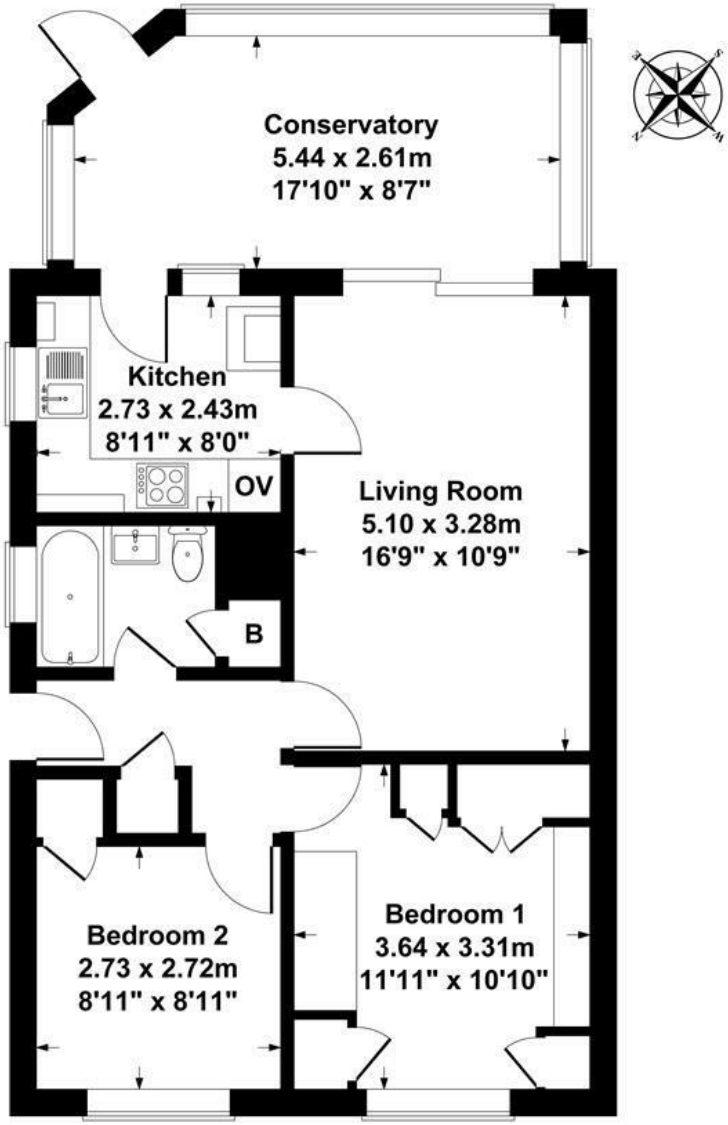


22 SOLWAY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LZ

PRICE £230,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND C

Approximate Gross Internal Area
Main House - 70 sq. metres (753 sq. feet)



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









UNEXPECTEDLY RE-AVAILABLE - MUST BE SOLD. NO CHAIN - SPG are pleased to offer for sale this semi-detached bungalow in Springbank which although in need of updating is nonetheless a very pleasant property. The accommodation has gas central heating and double glazing and offers entrance hall, living room, kitchen, conservatory/dining room, two bedrooms (bedroom 1 with fitted bedroom furniture) and a bathroom. There is also a driveway providing parking for several vehicles, a carport and rear garden facing c. south-easterly.





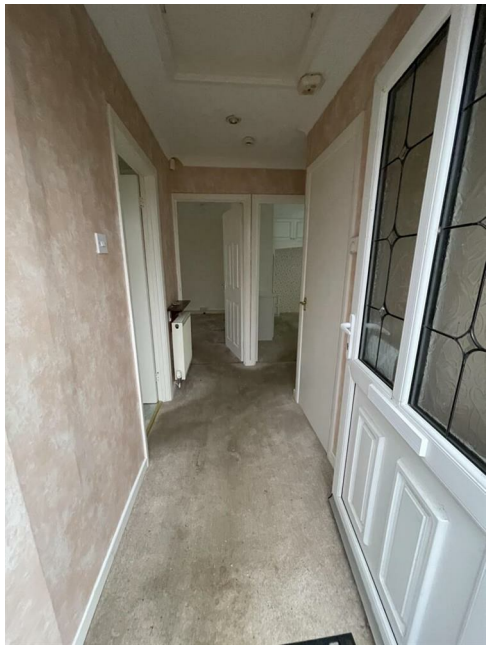




















Springbank is located on the West side of Cheltenham and is ideally located for those needing access to GCHQ, A40 Gloucester and the M5. Within a mile/ mile and a half or so you will find the retails parks of Gallagher, Gateway, Kingsditch and Centrum all of which have a wide range of shops and eateries and includes Marks and Spencer food hall, Sainsburys, Boots, Next, Pets at Home, Hobbycraft, Greggs and Matalan together with many others. Together with being within reasonable distance of Springbank Primary Academy (several hundred yards), All Saints Academy and Pates Grammar School (both around 3/4 of a mile), and Glos College (around a mile distant).

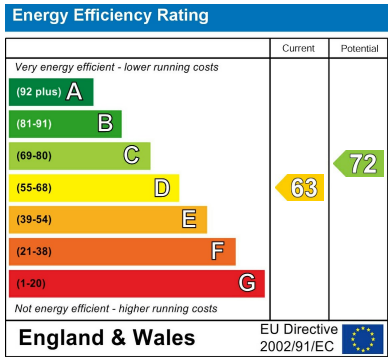
All information subject to legal confirmation

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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