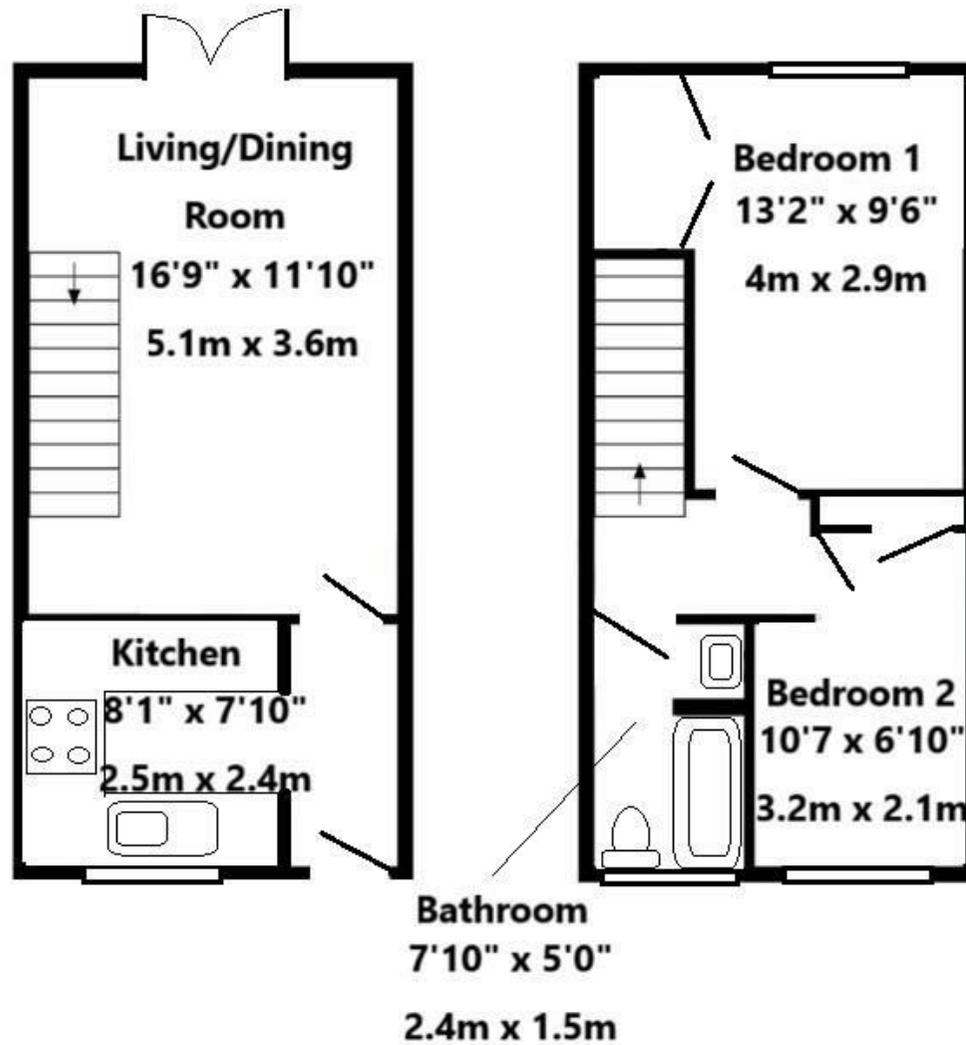
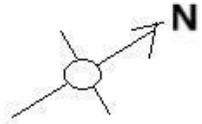




***35 THE GREENINGS, UP HATHERLEY, CHELTENHAM, GLOUCESTERSHIRE, GL51  
3UX***

***PRICE £265,000***

***FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B***



**35 The Greenings**  
**GL51 3UX**

**Floorplan for guidance only - all measurements are approximate - not to scale**



Lovely two bedroom home (581 sq ft) set within a popular cul-de-sac with a tidy westerly facing garden and two allocated parking spaces.

This well presented property is set in a quiet cul-de-sac with a low maintenance west facing garden with shed.

Entry is into a hallway which has been opened up to reveal the kitchen to the left. The kitchen is well stocked with units and offers plumbing for appliances, a 4 ring gas hob, integrated oven (less than 2 years old) and stainless steel sink with window overlooking the front aspect. Towards the rear of the property is the bright living / dining room with lovely wooden flooring under foot and great double doors leading to the rear garden.

On the first floor the main double bedroom is a nice size and overlooks the rear garden. There are two sets of fitted wardrobes offering excellent storage space in this bedroom. The second bedroom is also a good size and has a built in wardrobe for storage as well. The modern bathroom has an obscured glass double glazed window to the front and offers a white three piece suit with shower over the bath.

The low maintenance garden has a small patio off the back of the property with the rest mainly grass laid to lawn. A gravel path leads to a rear pedestrian gate providing rear access and the property comes with two allocated parking spaces, one being under a canopy.

This property has been rented for £970 pcm but would more likely achieve £1,250 pcm now.









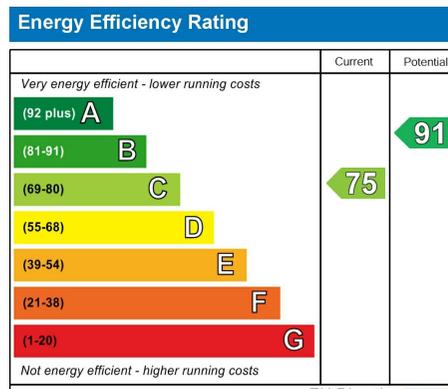
<b>Local Authority</b> Gloucestershire	<b>Council Tax</b> Band: B Annual Price: £1,756
<b>Conservation Area</b> No	<b>Flood Risk</b> Very low
<b>Floor Area</b> 592 ft <sup>2</sup> / 55 m <sup>2</sup>	<b>Plot Size</b> 0.02 Acres (3 Plots)
<b>Mobile Coverage</b>	<b>Broadband</b>
EE <span style="color: orange;">●</span>	Basic 15 Mbps
Vodafone <span style="color: orange;">●</span>	Superfast 80 Mbps
Three <span style="color: orange;">●</span>	Ultrafast 10000 Mbps
O2 <span style="color: green;">●</span>	
<b>Satellite / Fibre TV Availability</b>	
BT <span style="color: green;">✓</span>	
Sky <span style="color: green;">✓</span>	
Virgin <span style="color: green;">✓</span>	

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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