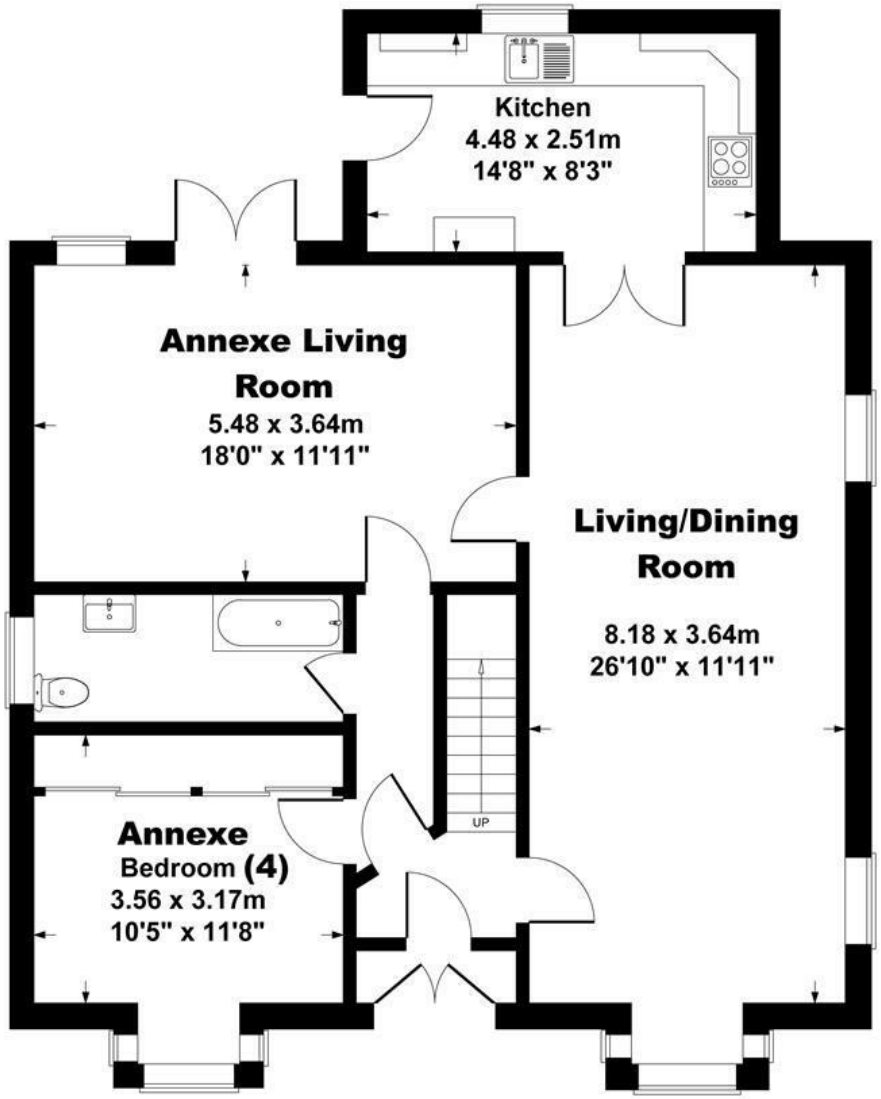
Sure
Property Group
Cheltenham

BREDON HILL VIEW 17 HESTERS WAY LANE, SPRINGBANK, CHELTENHAM, GL51 0LB

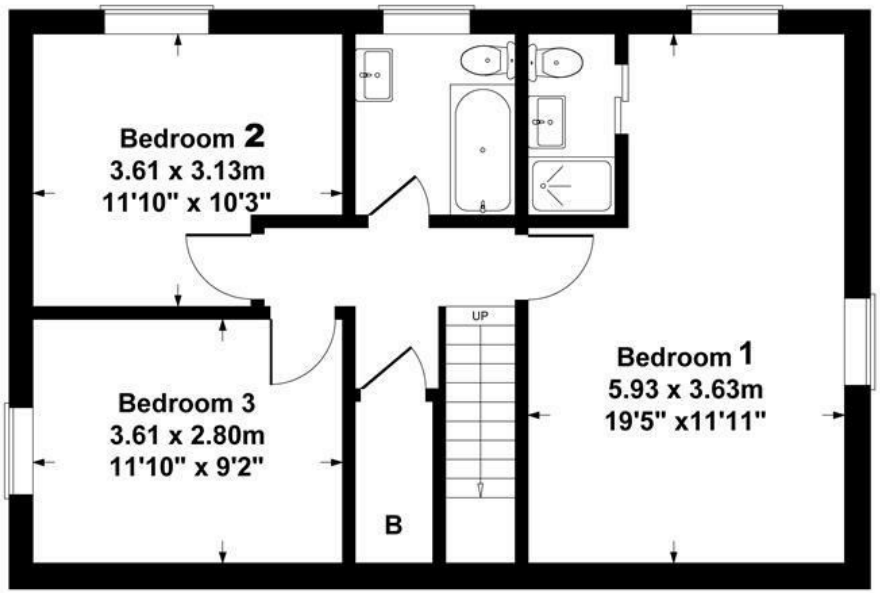
GUIDE PRICE £575,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D

Approximate Gross Internal Area
Main House - 150 sq. metres (1615 sq. feet)



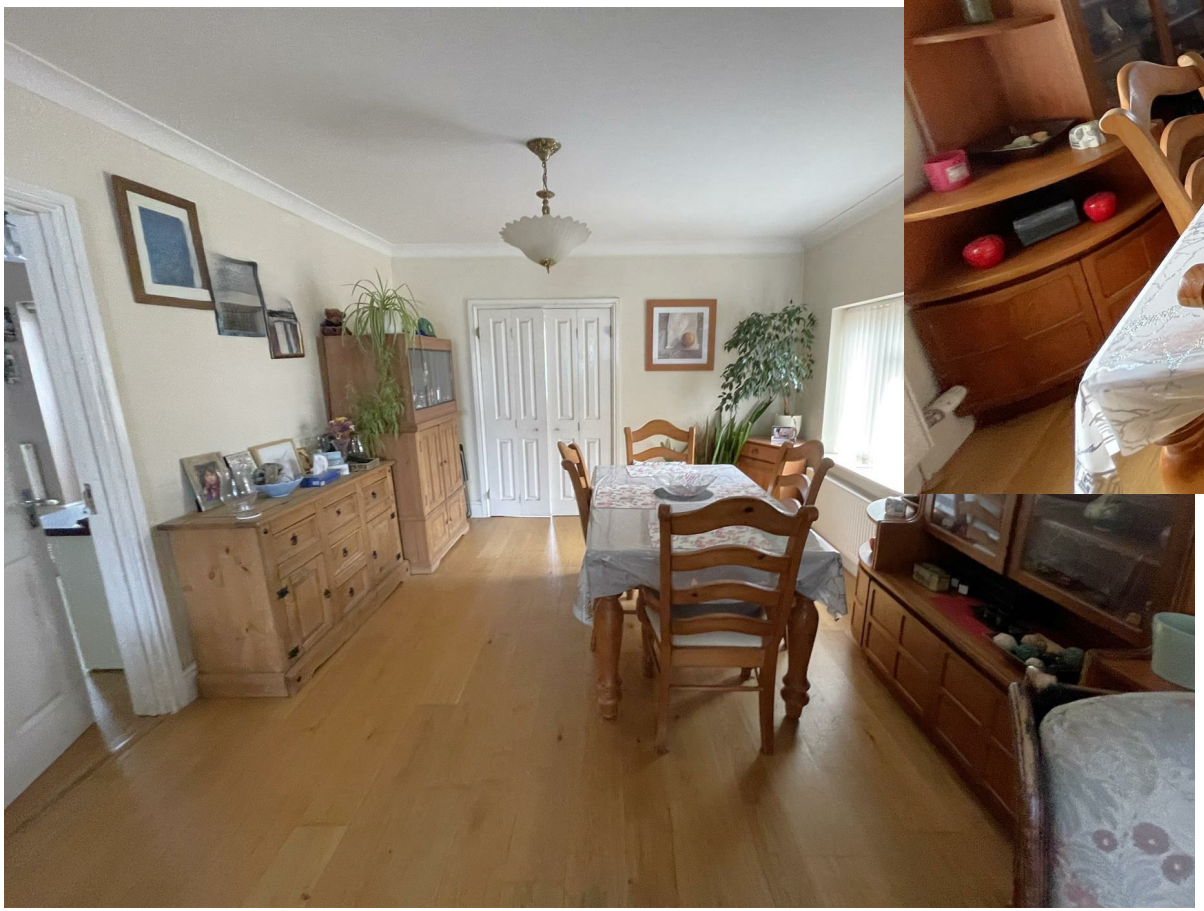
Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

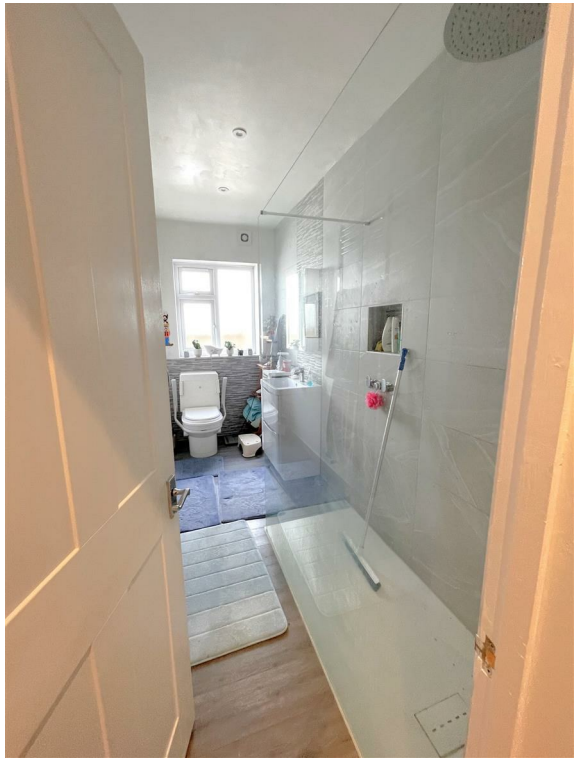
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent,the illustrator or Connor and Company

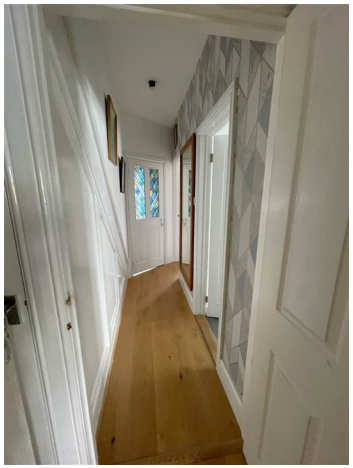


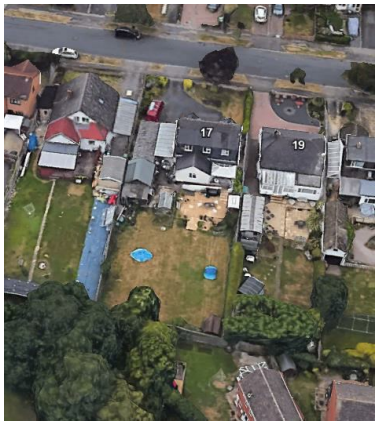
DECEPTIVELY SPACIOUS DORMER DETACHED BUNGALOW with ONE BEDROOM GRANNY ANNEXE -offering Living Room (which could be fitted to become a living room/kitchen), bedroom and wet room/bathroom. The main house offers living/dining room, kitchen and first floor offers THREE BEDROOMS and TWO BATHROOMS.

Scope to improve and with a superb large garden - you could even build an annexe in the garden!

No Chain - Must be seen to be appreciated!







Local Authority	Council Tax	
Cheltenham	Band:	D
	Annual Price:	£2,370
Conservation Area	**Flood Risk**	
No	Very low	
Floor Area	**Plot Size**	
1,506 ft^2 / 140 m^2	0.22 Acres	

Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		

Satellite / Fibre TV Availability

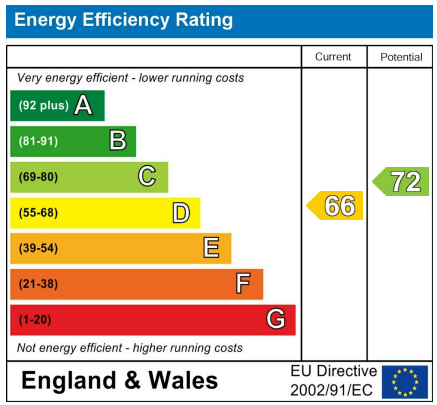
BT	✓
Sky	✓
Virgin	✓

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: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

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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