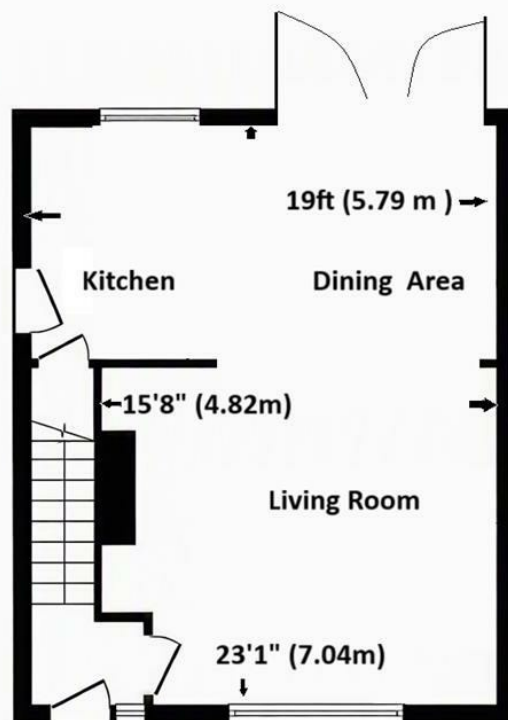




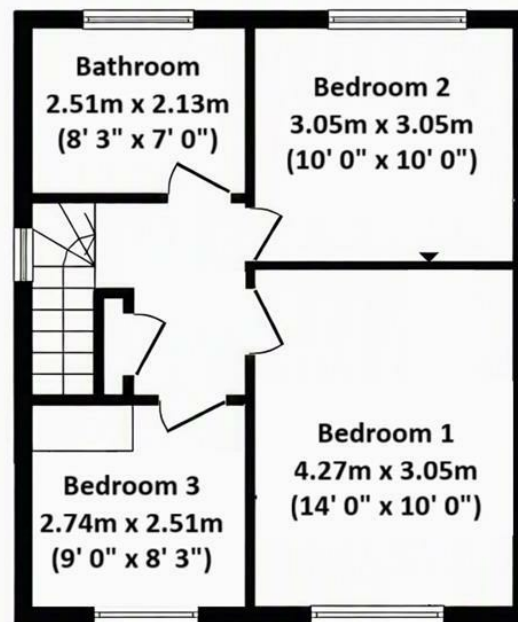
MDINA 4 OLD REDDINGS ROAD, THE REDDINGS, CHELTENHAM, GL51 6RZ

PRICE £365,000

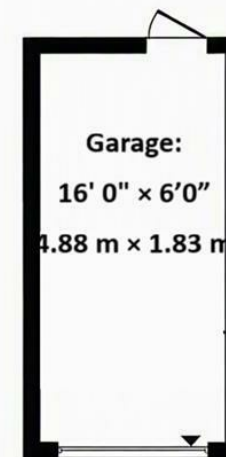
FREEHOLD CHELTENHAM COUNCIL TAX BAND C



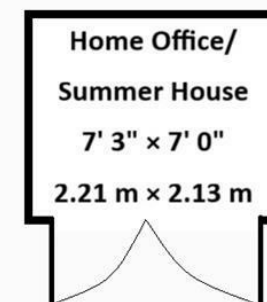
Ground Floor



First Floor



Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87 73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BLOCK VIEWINGS - PLEASE CALL TO BOOK YOUR SLOT -

Wednesday 14th October 4.30 onwards and Friday 16th October 4.30 onwards

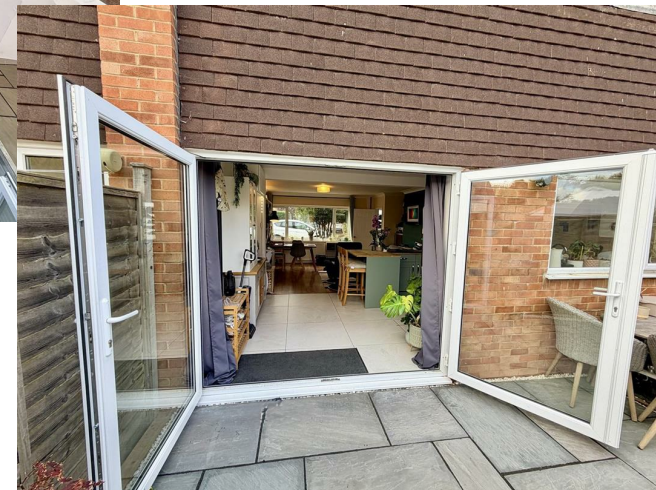
Highly recommended semi-detached house offering a lovely open-plan ground floor layout with living, dining and kitchen areas flowing together, and double doors opening onto the rear garden to create an ideal family space. The accommodation is well presented throughout and includes a refitted kitchen, refitted bathroom, and three bedrooms (with the third being a good-size single).

Outside, the property benefits from a Garden Office/Summer House (power and light), a patio area, artificial lawn, pedestrian rear access, and a personal door into the garage. The garage has power and light and is accessed from the rear of the property and includes an allocated parking space. Double glazing and gas central heating complete the picture.









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



Local Authority Gloucestershire	Council Tax Band: Annual Price: C £2,106
Conservation Area ? No	Flood Risk Very low
Floor Area 850 ft ² / 79 m ²	Plot Size 0.05 Acres
Mobile Coverage EE Vodafone Three O2	Broadband Basic 3 Mbps Superfast 68 Mbps Ultrafast 10000 Mbps
Satellite / Fibre TV Availability BT Sky Virgin	✓ ✓ ✓

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