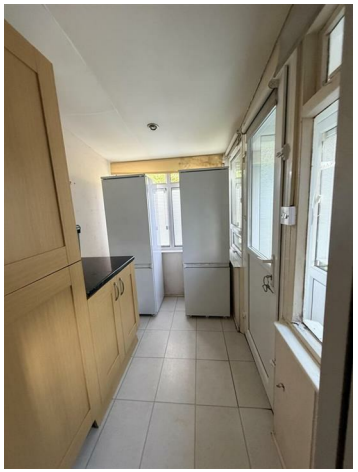
Sure
Property Group
Cheltenham

36 SHEARWATER GROVE, INNSWORTH, GLOUCESTER, GL3 1DB

PRICE £235,000



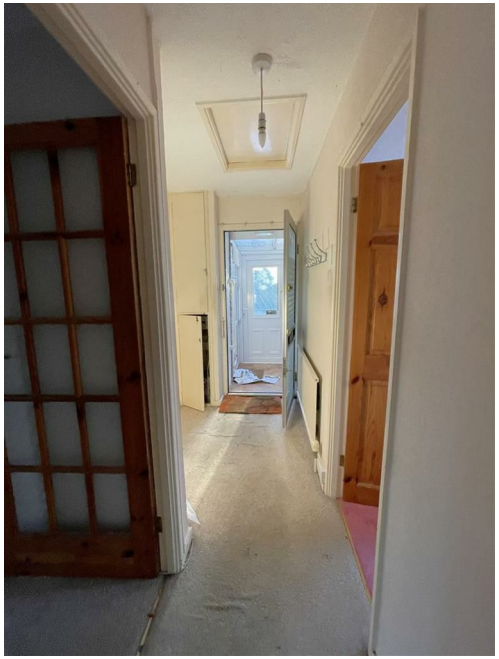
IN NEED OF MODERNISATION. A spacious extended semi-detached chalet style bungalow with accommodation offering entrance porch, entrance hall, bathroom, two ground floor bedrooms, living room with doors to a separate dining room, kitchen with access to a utility room, rear porch, stairs to the first floor bedroom 3. There is gas central heating provided by a modern looking Worcester Bosch boiler, double glazing, off road parking and a garage. There is a garden to the rear which tapers, good size private garden to the side, and a generous garden to the front where you will find the detached garage and off road parking. NO CHAIN

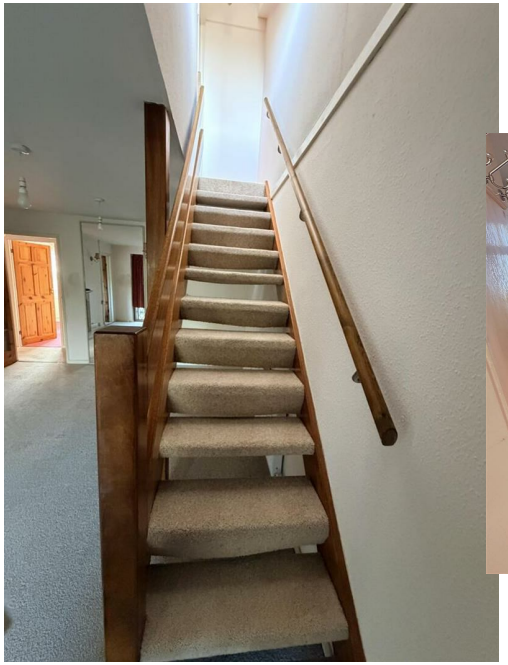
All information subject to legal confirmation

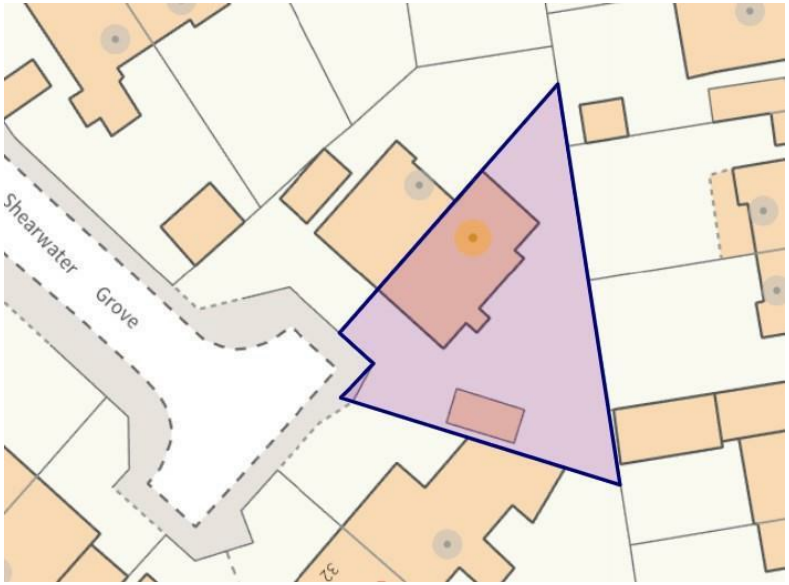
Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

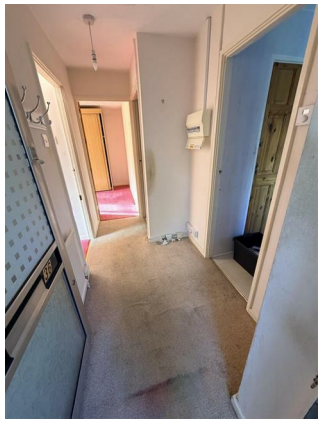
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

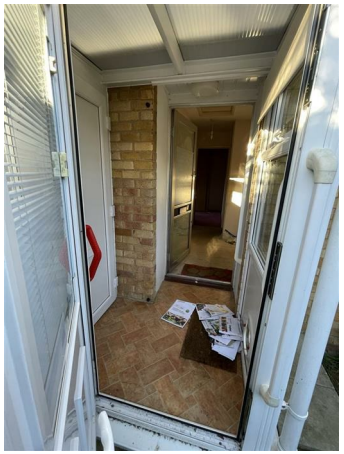
SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum






Shearwater Grove

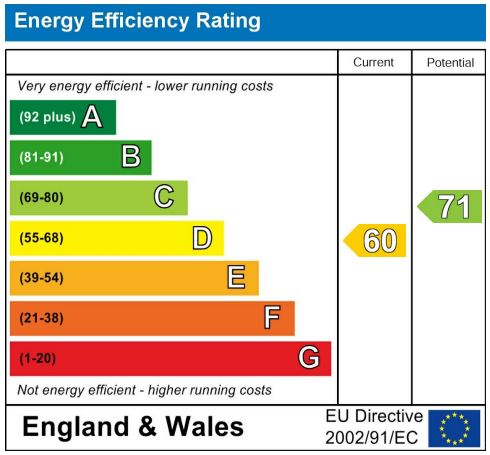




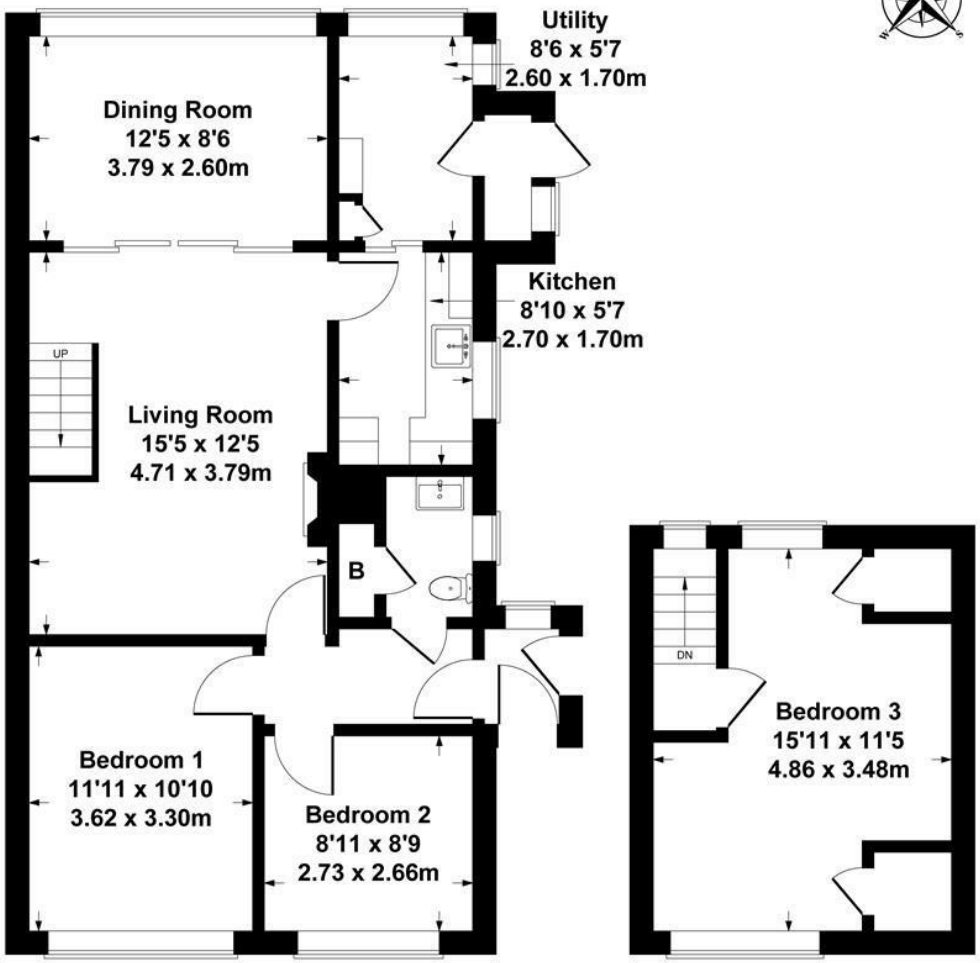
Local Authority	Council Tax
Gloucestershire	Band: C Annual Price: £1,979
Conservation Area	**Flood Risk**
No	Very low
Floor Area	**Plot Size**
0 ft^2 / 0 m^2	0.08 Acres

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

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓



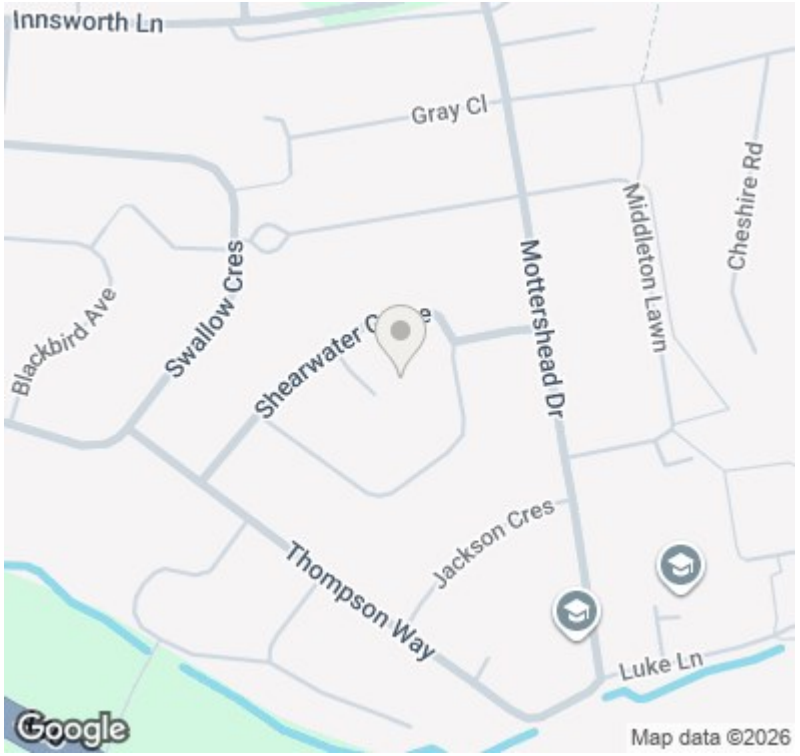
Approximate Gross Internal Area
Main House - 85 sq. metres (915 sq. feet)



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



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