



36 SHEARWATER GROVE, INNSWORTH, GLOUCESTER, GL3 1DB

GUIDE PRICE £250,000





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

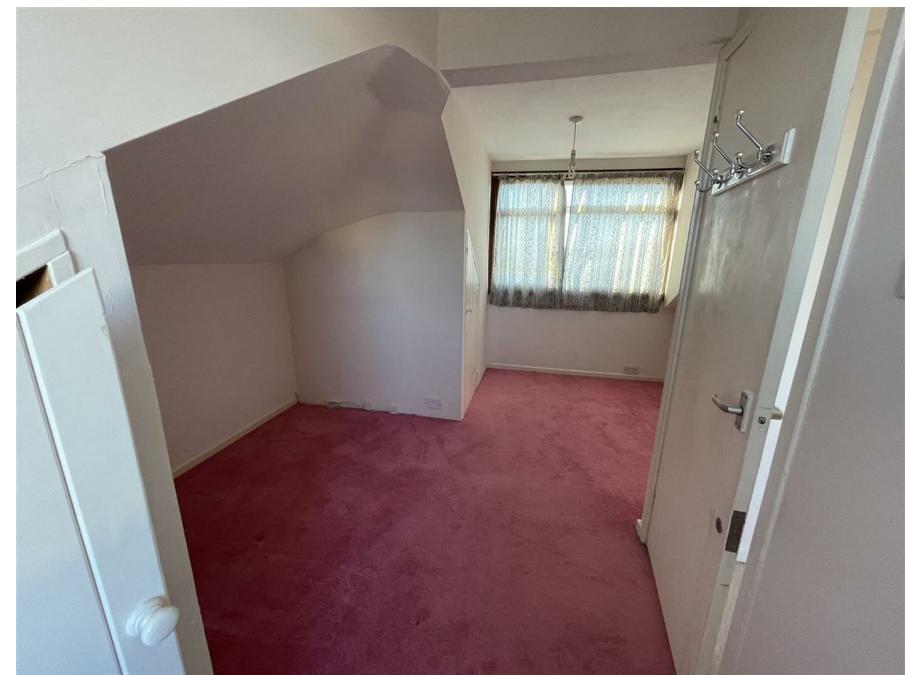
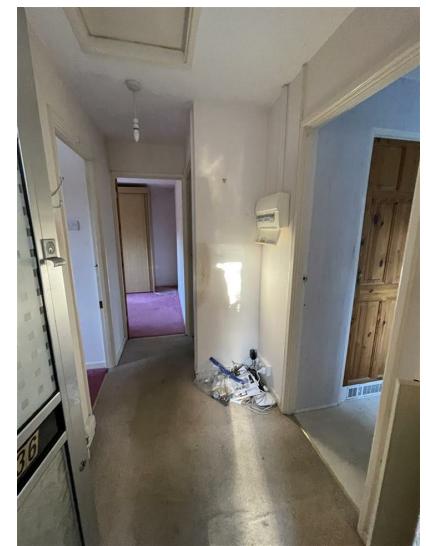
All information subject to legal confirmation

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.

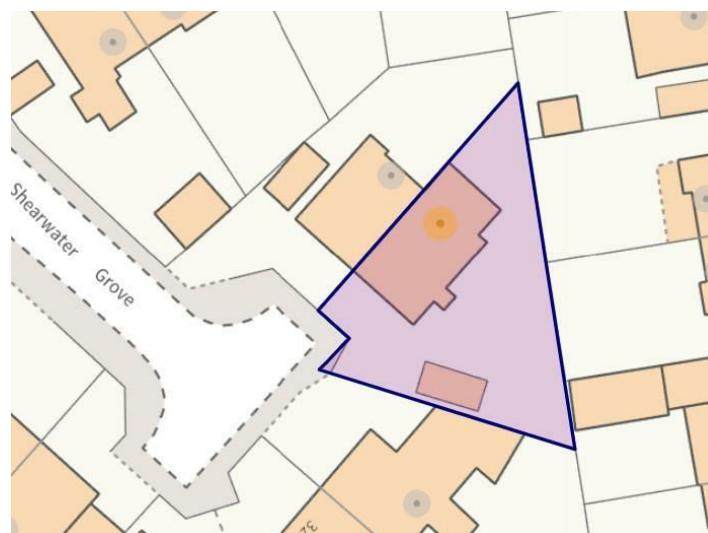
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to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



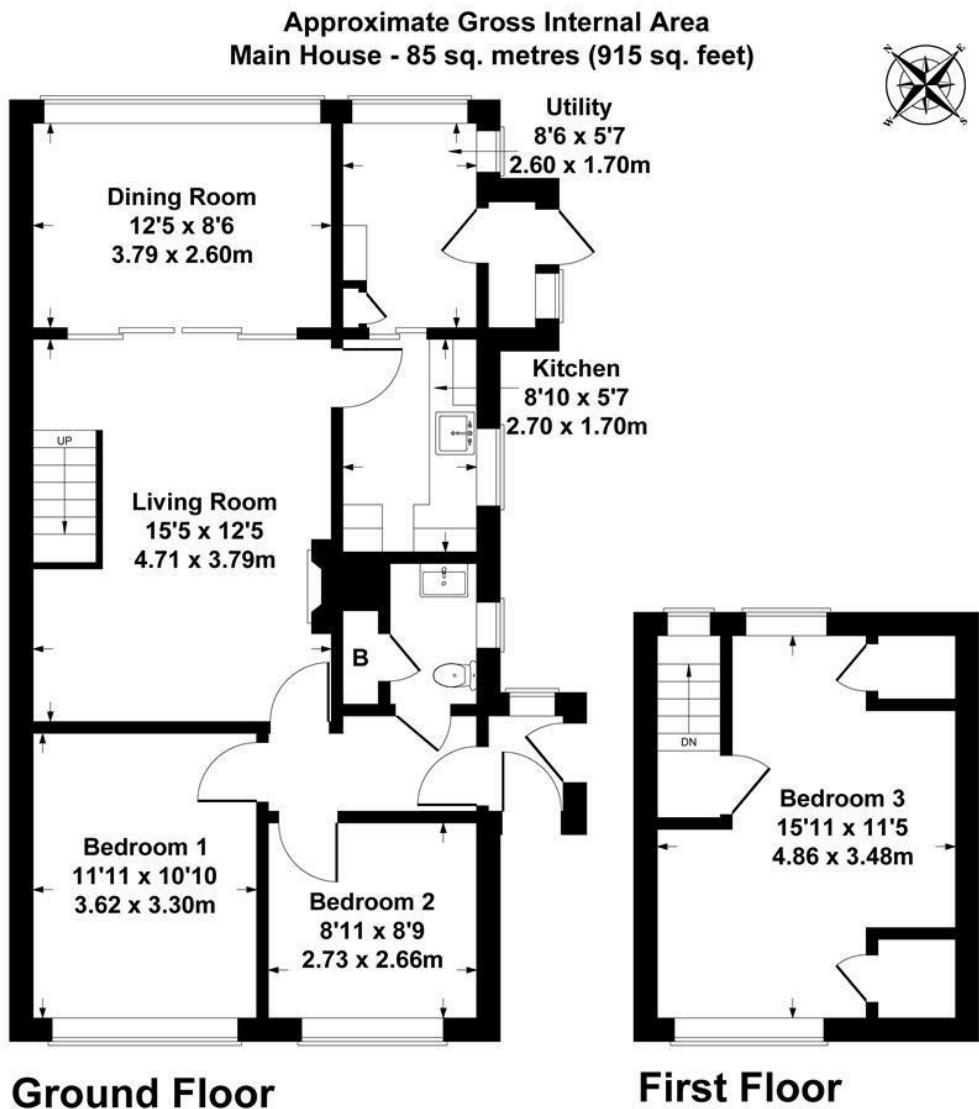






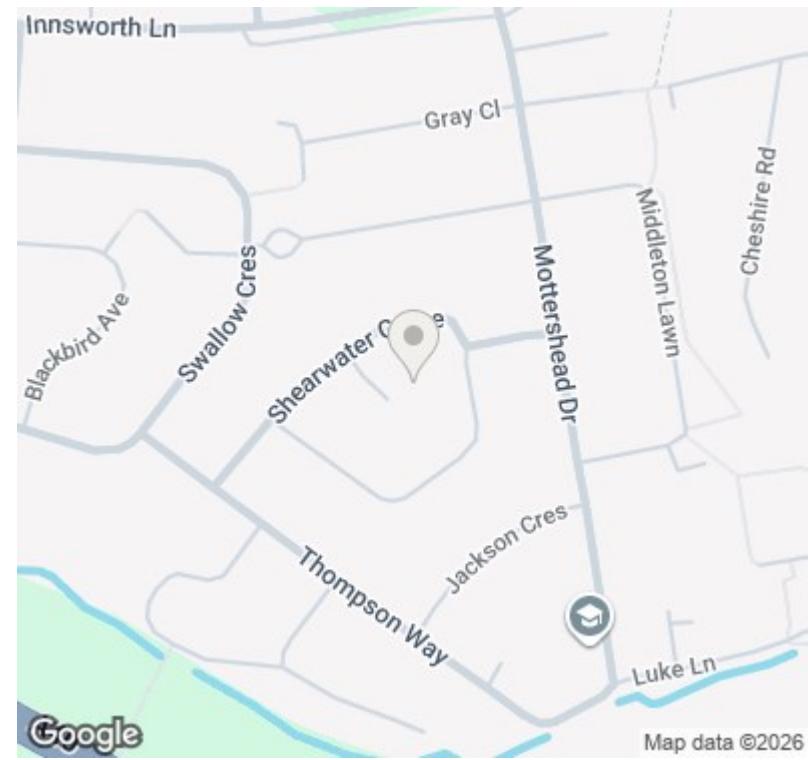
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



Local Authority	Gloucestershire	Council Tax	
Band:	Annual Price:	C	£1,979
Conservation Area	●	Flood Risk	
No		Very low	
Floor Area	0 ft ² / 0 m ²	Plot Size	
Mobile Coverage		Broadband	
EE	●	Basic	4 Mbps
Vodafone	●	Ultrafast	1000 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		

Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
info@surecheltenham.co.uk