

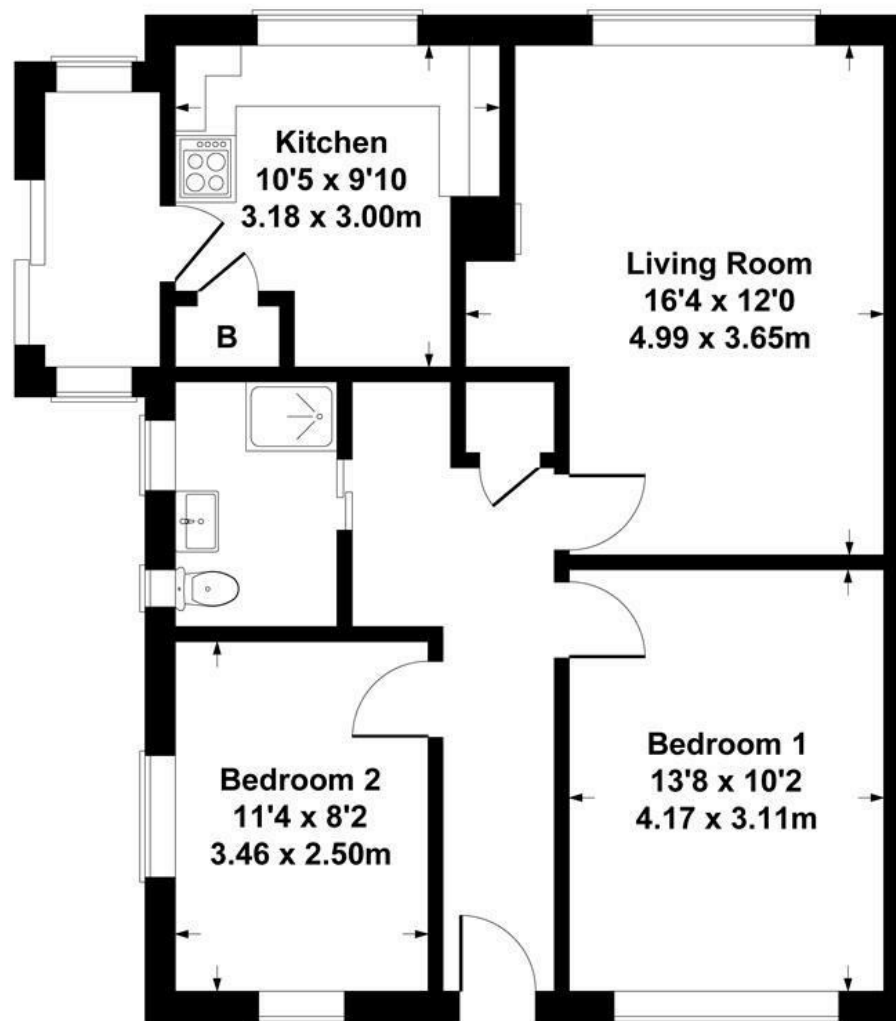


DAVIEROSS 54 KENTMERE CLOSE, HATHERLEY, CHELTENHAM, GL51 3PD

PRICE £265,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND C

**Approximate Gross Internal Area
Total - 69 sq. metres (743 sq. feet)**



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



A fantastic opportunity to acquire this semi-detached bungalow, offering a blend of modern upgrades and further potential. The property features a refitted kitchen and shower room, two double bedrooms and a good size living room. Also benefitting from double glazing and a modern gas boiler, there is also the benefit of a side porch, off-road parking, and a compact private garden. Whilst the kitchen and shower room have been updated, the remainder of the property would benefit from modernisation, allowing the next owner to create a stylish and comfortable home. Please note that the bungalow is a steel-frame, non-standard construction.

This is a superb opportunity for those seeking a project with solid fundamentals, generous accommodation, and great potential in a desirable setting.









Local Authority Gloucestershire	Council Tax Band: C Annual Price: £2,106
Conservation Area No	Flood Risk Very low
Floor Area 656 ft ² / 61 m ²	Plot Size 0.06 Acres
Mobile Coverage EE Vodafone Three O2	Broadband Basic 5 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps
Satellite / Fibre TV Availability BT Sky Virgin	✓ ✓ ✓

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

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

