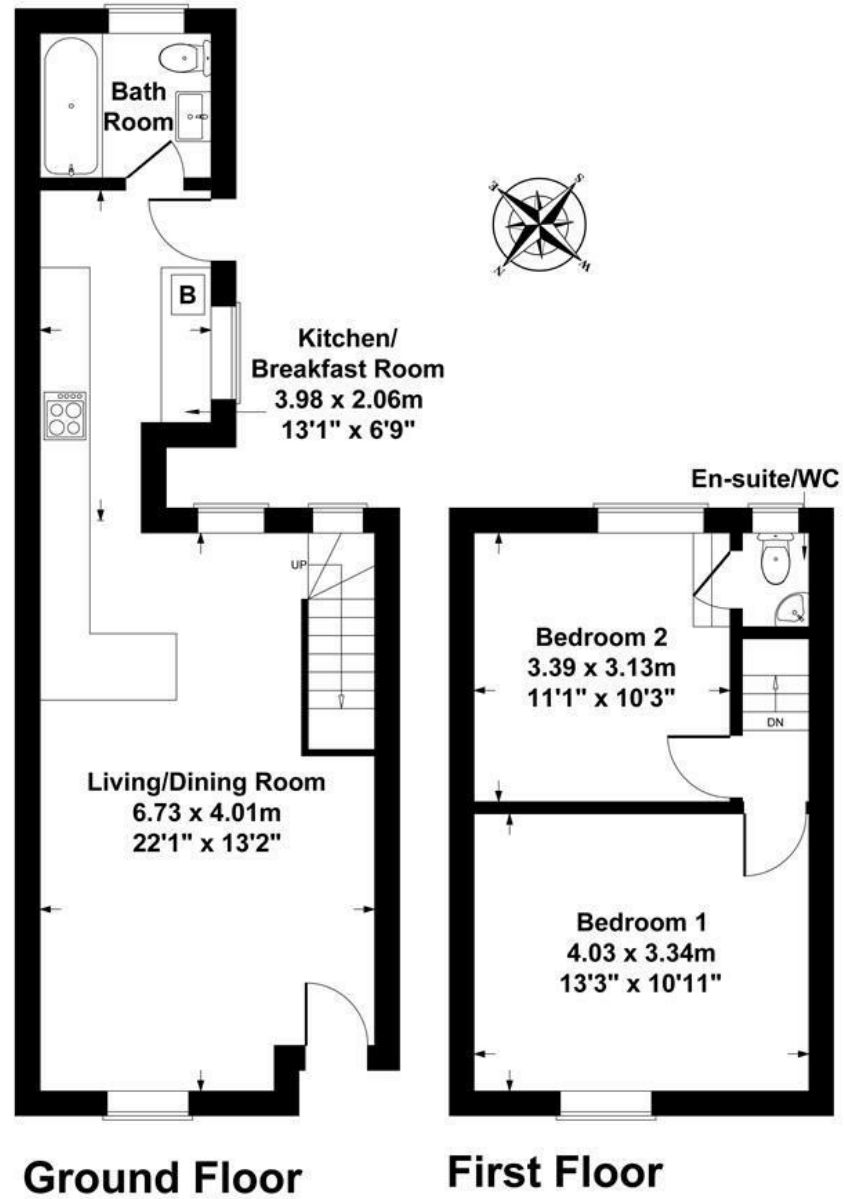


36 HUNGERFORD STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 4HW

PRICE £270,000

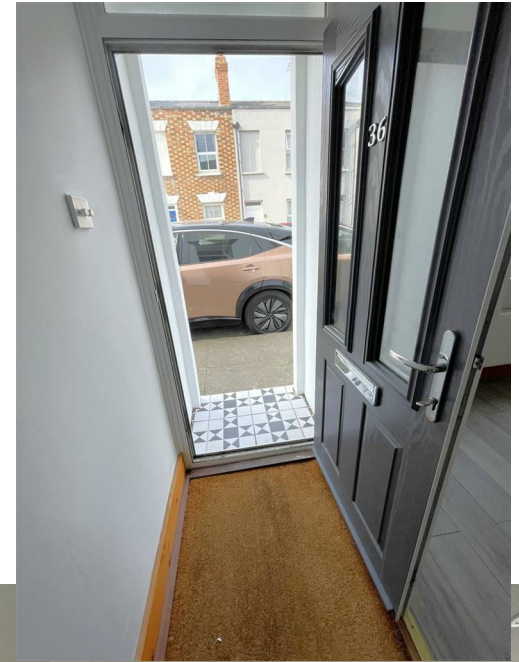
FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

**Approximate Gross Internal Area
Main House - 65 sq. metres (700 sq. feet)**

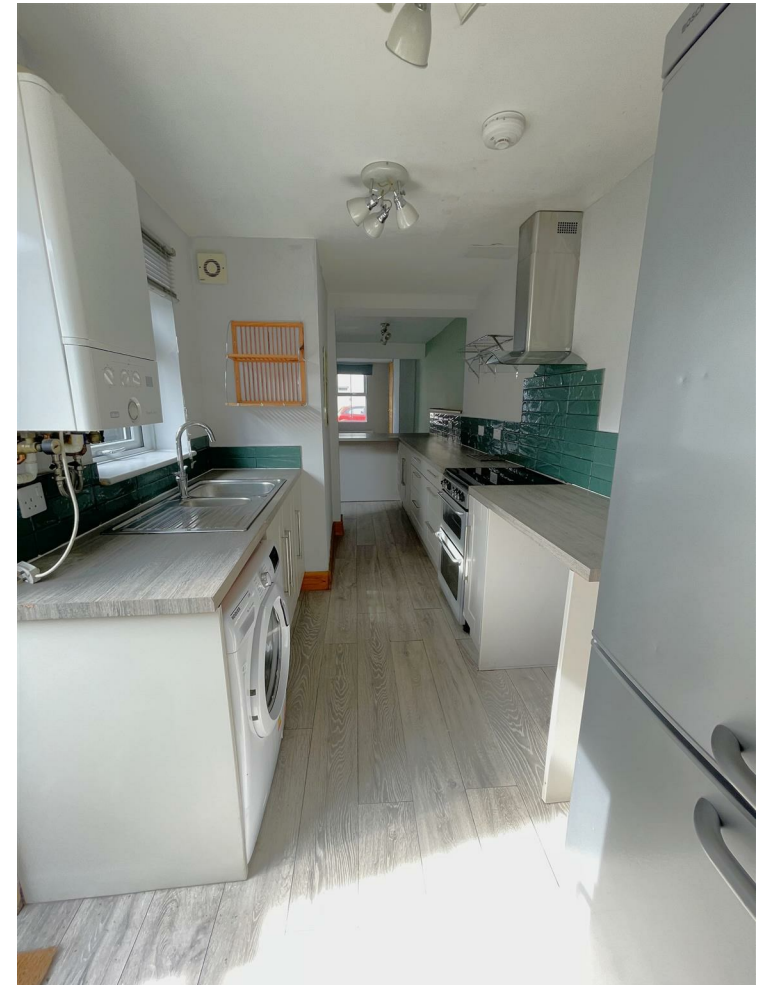


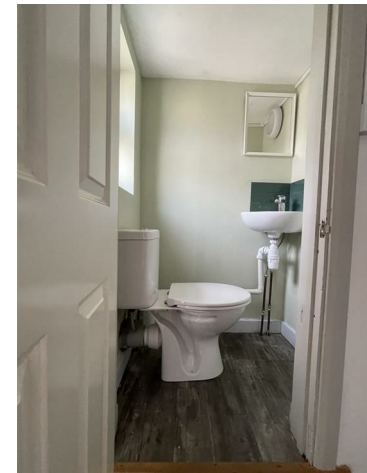
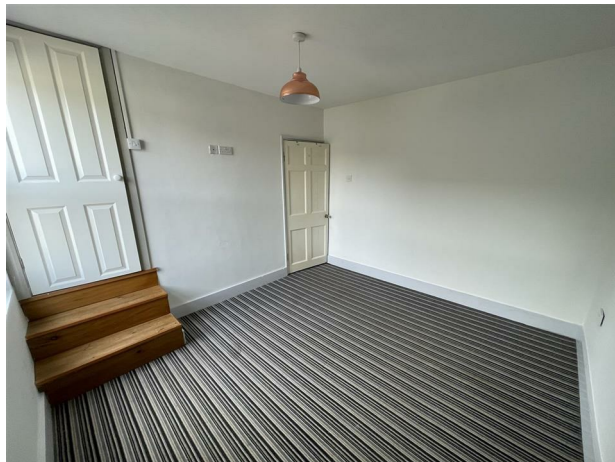
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



Lovely open plan living in this redecorated and very well presented period terrace, larger than it looks and having the benefit of TWO DOUBLE BEDROOMS (one with an en-suite w.c.). Other benefits including gas central heating and double glazing, rear courtyard garden and storage space for bikes. Residents permit parking. MUST BE SEEN - NO CHAIN. Ideal first time/investment buy.







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



Local Authority Cheltenham	Council Tax Band: B Annual Price: £1,678
Conservation Area Central	Flood Risk No Risk
Floor Area 731 ft ² / 68 m ²	Plot Size 0.02 Acres
Mobile Coverage EE ● Vodafone ● Three ● O2 ●	Broadband Basic 13 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✓	

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

