



**68 LANGDALE ROAD
HATHERLEY CHELTENHAM
GL51 3LY**

PRICE £290,000 - FREEHOLD

CHELTENHAM - COUNCIL TAX BAND C



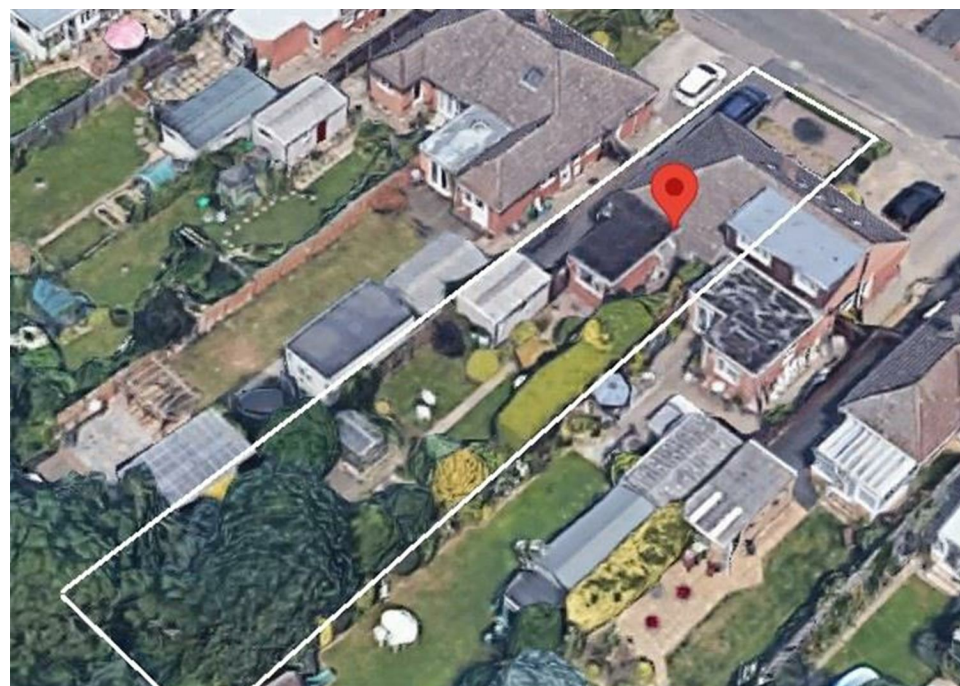
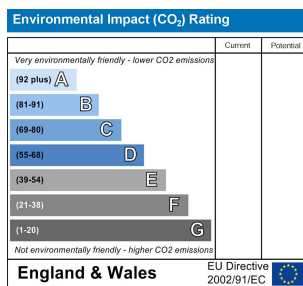
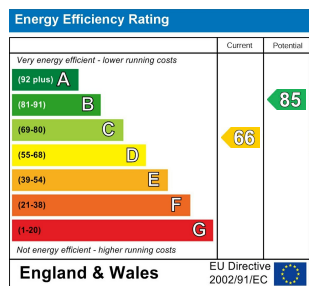
PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - STATING YOUR BUYING POSITION. - A BLOCK VIEWING WILL BE ARRANGED. In need of modernisation this semi-detached bungalow is highly recommended for those seeking a project in the popular Hatherley area. Featuring a large rear garden (facing c. south-west), garage and off road parking this property also offers extended accommodation comprising of entrance hall, dining room open to living room, kitchen/breakfast room, main bedroom (with fitted wardrobes), second bedroom (currently a second sitting room) and a bathroom (arranged with shower cubicle). There is gas central heating (with a modern boiler) and double glazing.

- LARGE C.SOUTH-WEST REAR GARDEN
- GARAGE
- EXCELLENT PARKING
- EXTENDED
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POPULAR LOCATION



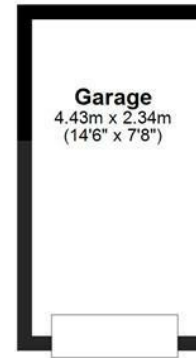






Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Council Tax: We are informed by Cheltenham that the property is in Band C.

Services:

We are informed by the seller(s) that there is mains water, gas, electricity and drainage currently connected (to be confirmed).

Tenure: Freehold

Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd 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 Cheltenham Ltd 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.

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