



**Sure**  
Property Group  
Cheltenham

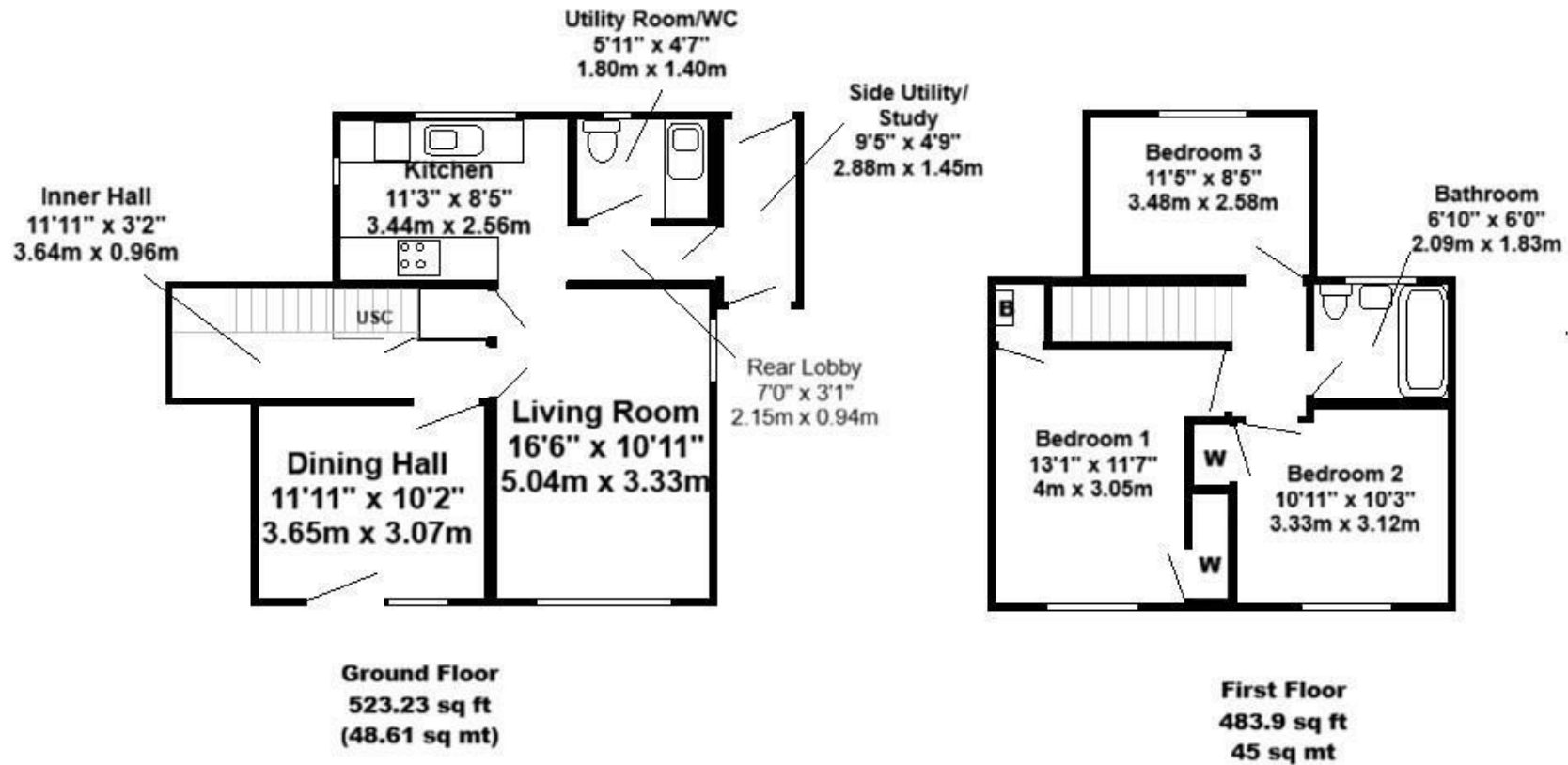
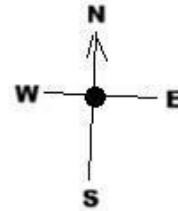


**30 PENNINE ROAD  
LYNWORTH  
CHELTENHAM  
GL52 5HE**

**PRICE £375,000**

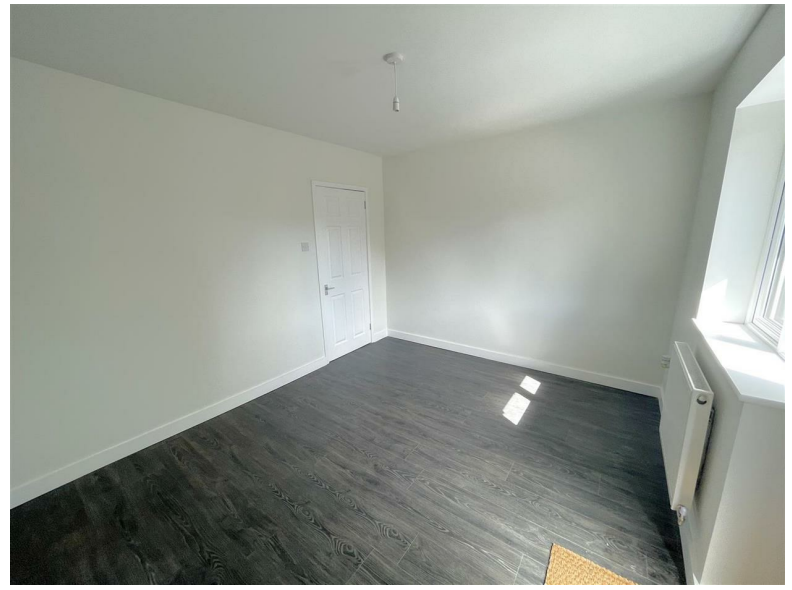
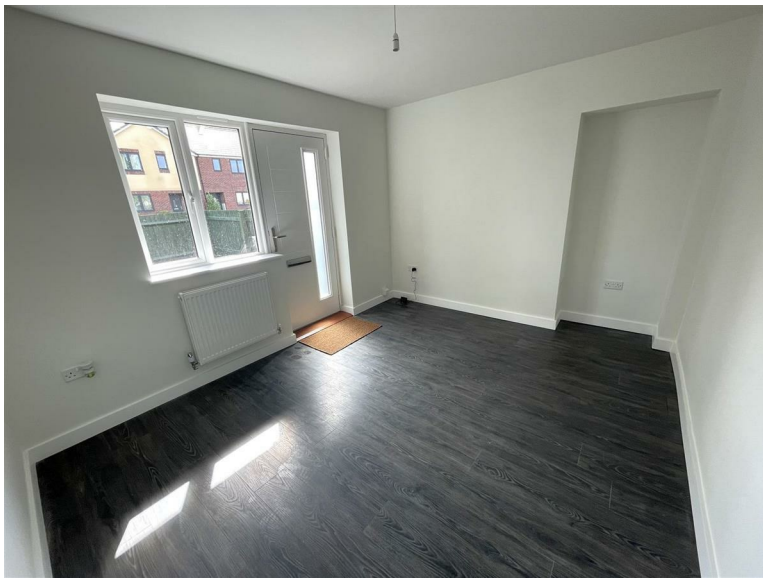
**FREEHOLD**

30 Pennine Road, GL52 5HE



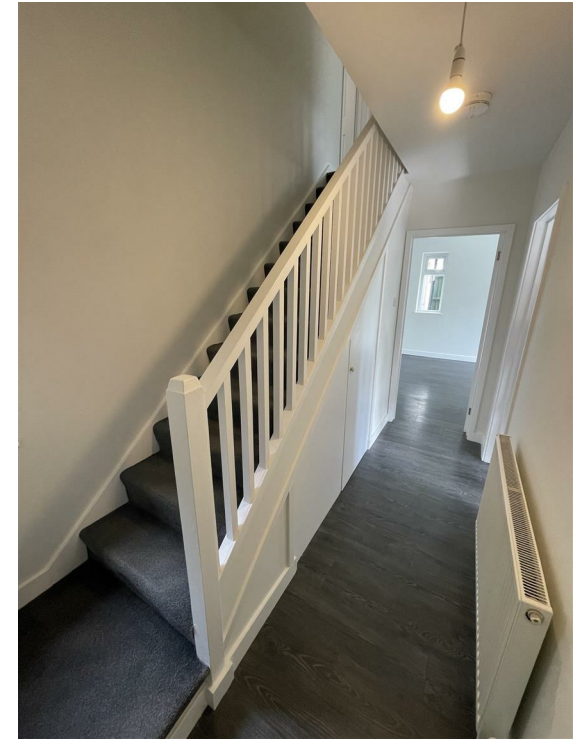
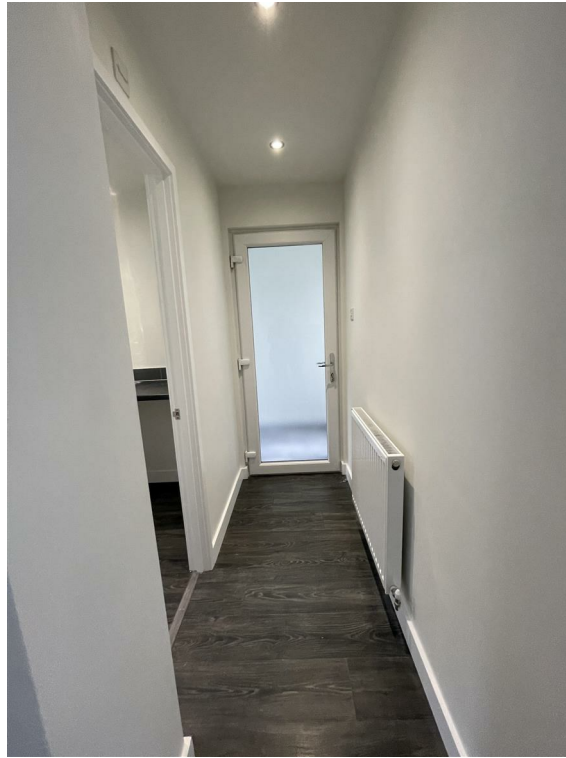
Overall Approximate Measurements 1007.13 sq ft (93.61 sq mt)

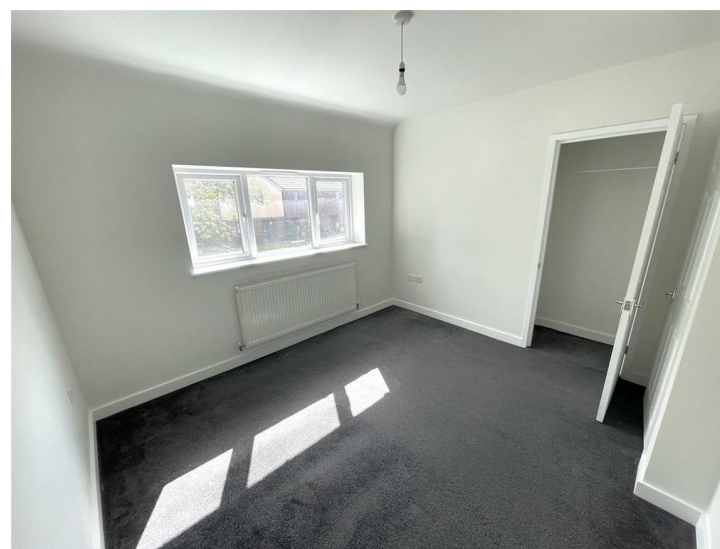
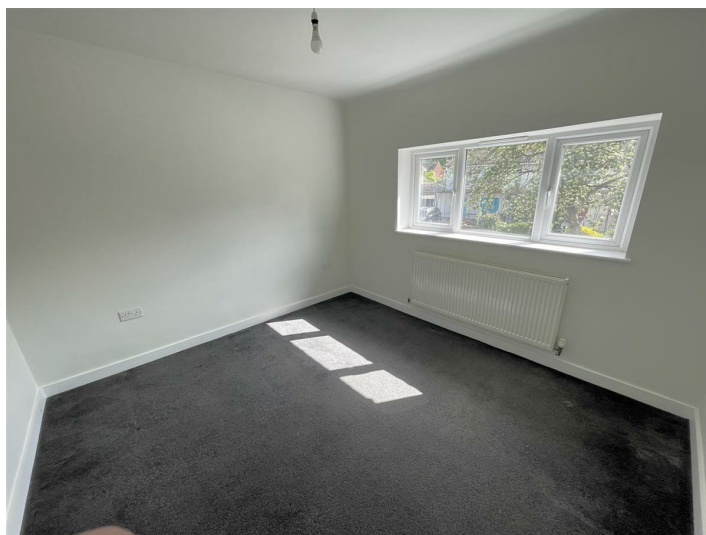
Floorplan for Guidance Only - Not to Scale

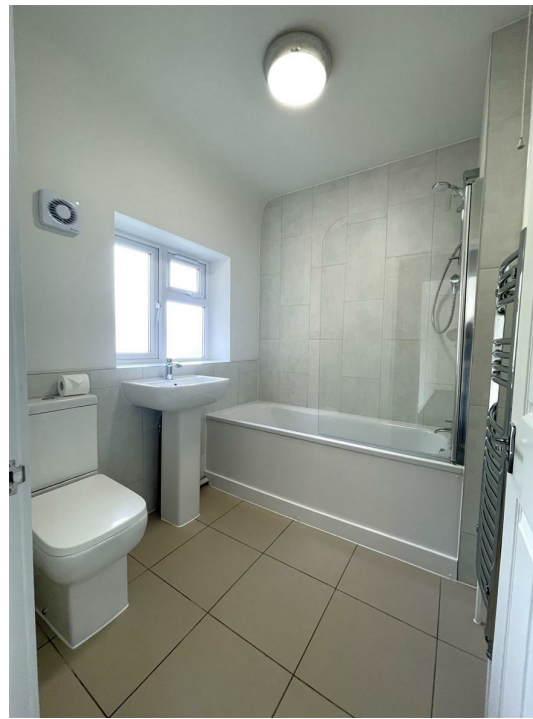


Recently modernised DETACHED HOUSE that must be seen! This family home offers spacious accommodation, plenty of parking and an enclosed rear garden. The accommodation offers a dining hall, inner hall, c.16' living room, fitted kitchen with hob, oven, dishwasher and fridge/freezer, rear lobby with utility room/wc off and a further utility/study with access to front and rear. On the first floor are **THREE DOUBLE BEDROOMS** and a bathroom. The property also has gas central heating and double glazing. **HIGHLY RECOMMENDED** and offered for sale with **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: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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