

**AMESBURY 104 ROSEHILL STREET, CHELTENHAM, GL52 6SJ**

**GUIDE PRICE £400,000**

**FREEHOLD - CHELTENHAM BOROUGH COUNCIL C**











A superb opportunity to purchase a traditional period red brick semi-detached in this popular location between Cheltenham Town Centre and Charlton Kings.

Whilst in need of modernisation this property offers good size accommodation, large garden, garden to front, gas central heating and double glazing, not to mention the wood burner in the living room.

The accommodation offers recessed entrance porch, entrance hall, living room, separate dining room, kitchen (with door to unconverted cellar), conservatory/garden room, utility room (with wc), large first floor bathroom (with shower cubicle and bath) together with two double bedrooms.

Mention must also be made of the delightful views to the front from the main bedroom.

**MUST BE SEEN - NO CHAIN**







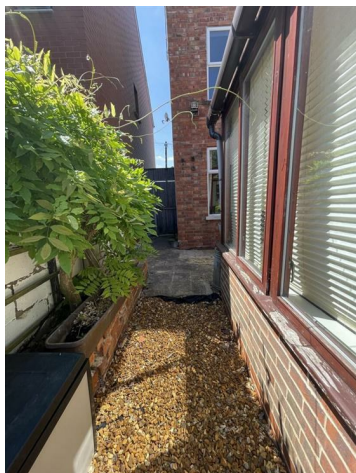










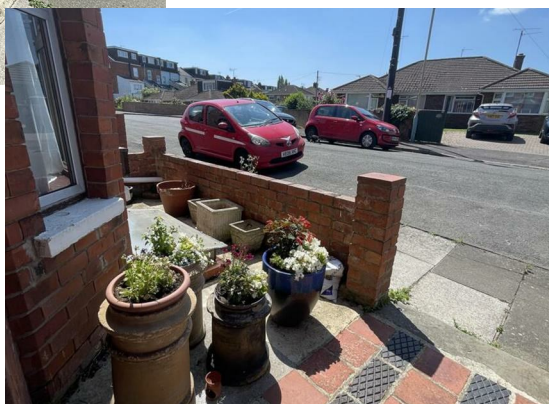
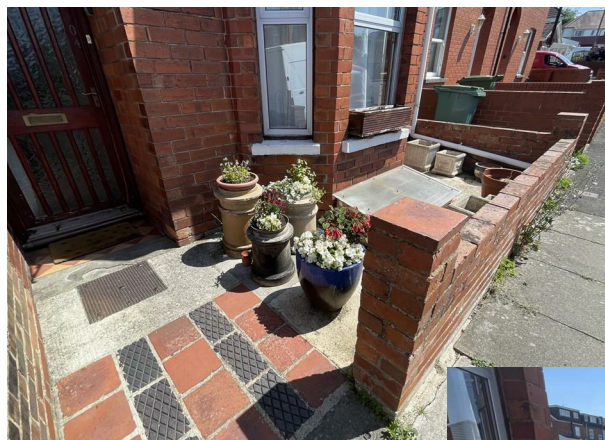


The property is found on the edge of Charlton Kings just over 1 mile distant of Balcarras School and just under half a mile of Holy Apostles Primary School (on foot).

Cheltenham town centre is found about half a mile distant where you will find the popular shopping districts of the High Street which includes the John Lewis flagship store, the Regent Arcade, The Promenade and Montpellier which boast an extensive range of shops, boutiques and eateries including the restaurant The Ivy. There is also a regular market and Farmers market held on the Promenade.

Cheltenham is also renowned for the Festivals which include the Literature Festival, the Science Festival and the Food and Drink Festival; many of which are held in the Historic Town Hall and its beautiful Montpellier Gardens together with the Everyman Theatre

Cheltenham is also home to the Cheltenham Gold Cup Festival held at Cheltenham's Prestbury Park Racecourse; Pittville Park is conveniently located only half a mile or so away.



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

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