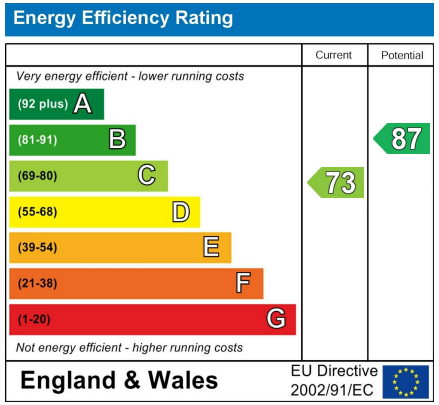
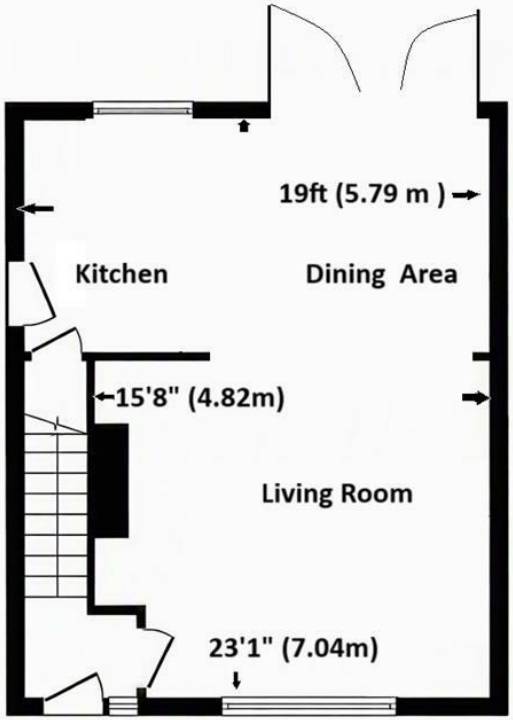
# MDINA 4 OLD REDDINGS ROAD, THE REDDINGS, CHELTENHAM, GL51 6RZ

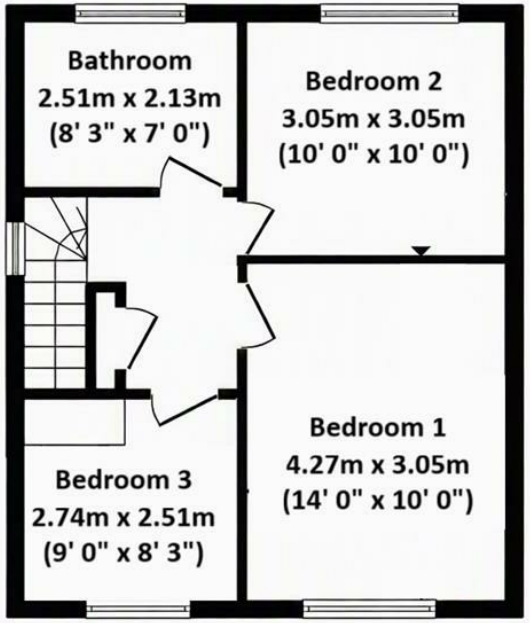
## PRICE £365,000

## FREEHOLD COUNCIL TAX BAND

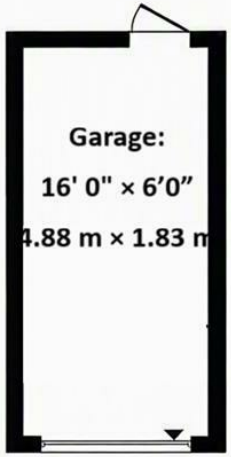


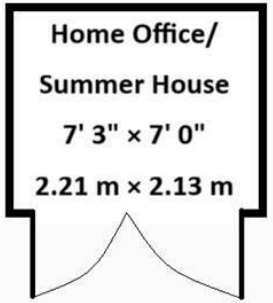

Ground Floor




First Floor




Garage



Highly recommended semi-detached house offering a lovely open-plan ground floor layout with living, dining and kitchen areas flowing together, and double doors opening onto the rear garden to create an ideal family space. The accommodation is well presented throughout and includes a refitted kitchen, refitted bathroom, and three bedrooms (with the third being a good-size single).

Outside, the property benefits from a Garden Office/Summer House (power and light), a patio area, artificial lawn, pedestrian rear access, and a personal door into the garage. The garage has power and light and is accessed from the rear of the property and includes an allocated parking space. Double glazing and gas central heating complete the picture.

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.

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| | |
|---|---|
| **Local Authority** | **Council Tax** |
| Gloucestershire | Band: C<br>Annual Price: £2,106 |
| **Conservation Area** | **Flood Risk** |
| No | Very low |
| **Floor Area** | **Plot Size** |
| 850 $ft^2$ / 79 $m^2$ | 0.05 Acres |

| Mobile Coverage | | Broadband | |
|---|---|---|---|
| EE | ● | Basic | 3 Mbps |
| Vodafone | ● | Superfast | 68 Mbps |
| Three | ● | Ultrafast | 10000 Mbps |
| O2 | ● | | |

| Satellite / Fibre TV Availability | |
|---|---|
| BT | ✓ |
| Sky | ✓ |
| Virgin | ✓ |

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