



**BELVEDERE 58 CARLTON STREET
CHELTENHAM
GL52 6AQ**

PRICE GUIDE £950,000 - FREEHOLD

CHELTENHAM BOROUGH COUNCIL E



IN NEED OF MODERNISATION AND WITH POTENTIAL BUILDING PLOT (subject to necessary consents) - Belvedere is a Period Semi-detached property set on three floors with accommodation of entrance hall, living room, study, dining room, kitchen, there are FOUR BEDROOMS, two bathrooms and a self contained one bedroom basement flat with living room, bathroom and kitchen. There is a double garage, off road parking and large garden. Ideal for building plot/and or extension to main house.

MUST BE SEEN

House is Band E and Flat is Band A





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

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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