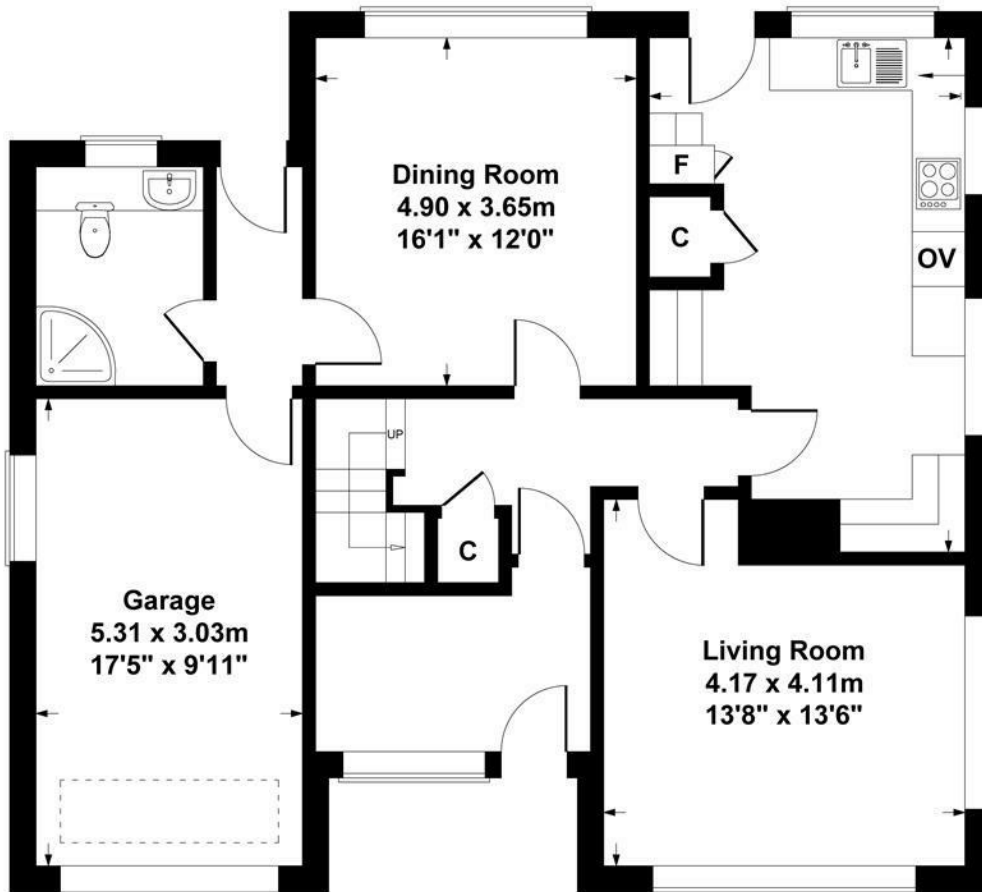


OAKLANDS NORTH ROAD EAST, THE REDDINGS, CHELTENHAM, GL51 6RA

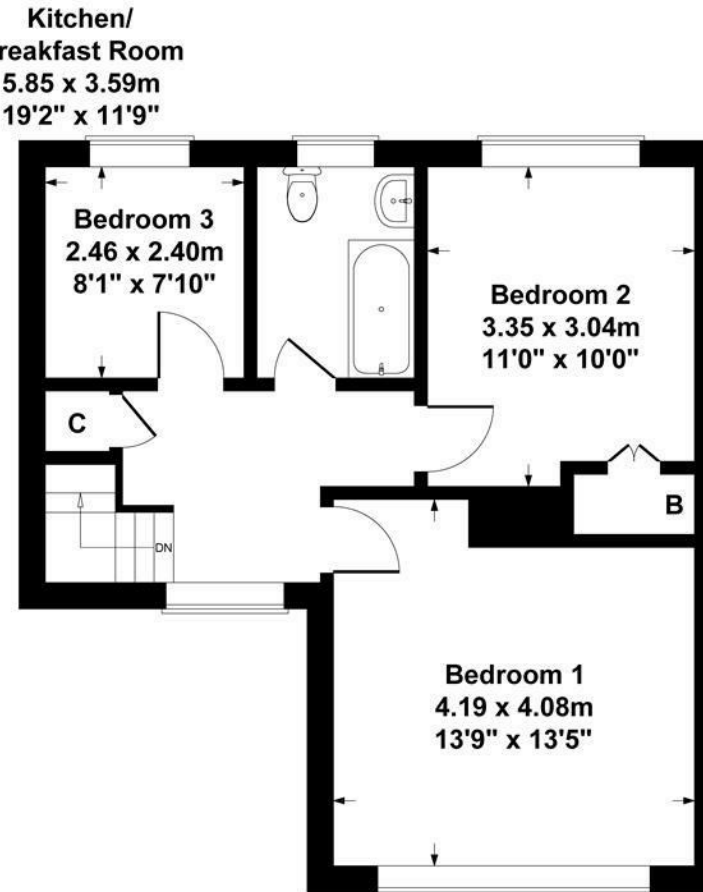
GUIDE PRICE £525,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND E

Approximate Gross Internal Area
 Main House - 121 sq. metres (1302 sq. feet)
 Garage - 16 sq. metres (172 sq. feet)
 Total - 137 sq. metres (1474 sq. feet)



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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		
	58	71
England & Wales		
EU Directive 2002/91/EC		



Set on a generous plot, this detached family home offers excellent potential. Although in need of modernisation, it remains a very pleasant and well proportioned property throughout.

The accommodation comprises an entrance porch, entrance hall, sitting room, large kitchen/breakfast room, dining room, rear lobby and a ground floor shower room. The rear lobby also provides internal access to the integral garage and, subject to the necessary planning consents, could potentially be reconfigured to create an annexe or similar additional space.

On the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

Externally, the home enjoys a substantial front garden with parking for multiple vehicles, enclosed by a gate and walling, and featuring a variety of mature shrubs. The rear garden is also of a good size, established with planting, patio and grass.

Offered with no onward chain.









The Reddings along with Up Hatherley and Hatherley form one of Cheltenham's most desirable area having access to excellent schools including Lakeside Primary School, Greatfield Park Primary School & Warden Hill Primary School, specialist SEN Bettridge School and the ever popular Bournside School and Chosen Hill in Churchdown. There is excellent access to major routes including the M5, A40 and Cheltenham Spa Railway Station. Also convenient for GCHQ, making it a popular choice for professionals.



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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