

**29 GLOUCESTER ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL51 8NE**

**ASKING PRICE £365,000**

**FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A**

### Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



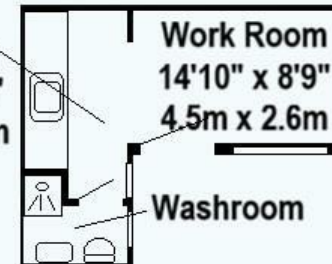
### First Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



### Annexe/Study/Workshop

Utility  
13'0" x 6'2"  
3.9m x 1.8m



Total area: approx. 132.3 sq. metres (1424.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

29 Gloucester Road, Cheltenham



IDEAL INVESTMENT BUY - Opportunity to purchase this Freehold Property divided into TWO SELF CONTAINED, TWO BEDROOM APARTMENTS.

Ground floor offers living/dining/kitchen, bathroom, second bedroom and main bedroom with access into a garden area.

The first floor apartment offers kitchen, living/dining room, bathroom and two double bedrooms.

Another bonus of this property is at the rear the garage has been converted into a space which could be used as a storage unit, home office, workshop, beauty room or similar, currently it is fenced from the ground floor flat's garden but could be incorporated into this area to be used by the occupant - adding extra value. Potentially this unit could become an independent residential unit subject to planning - It offers a large studio room, kitchen and bathroom.

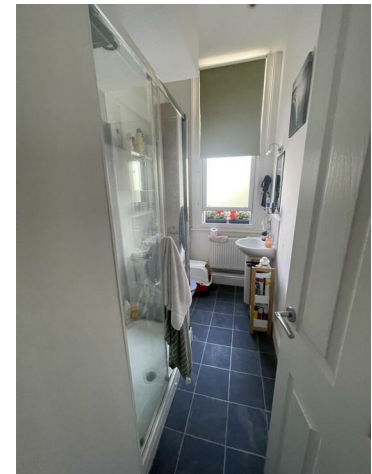
Potential income

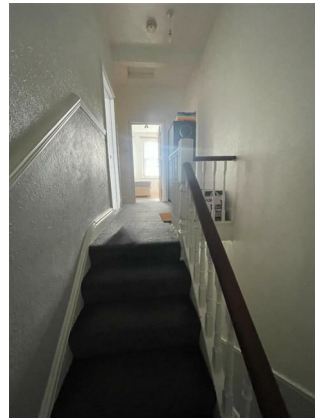
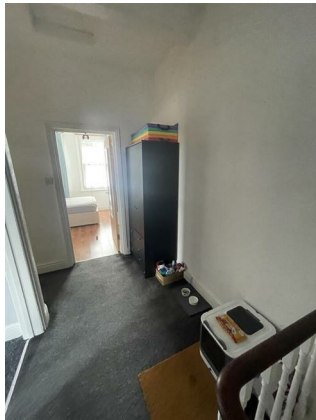
Flat A - £1,200 pcm

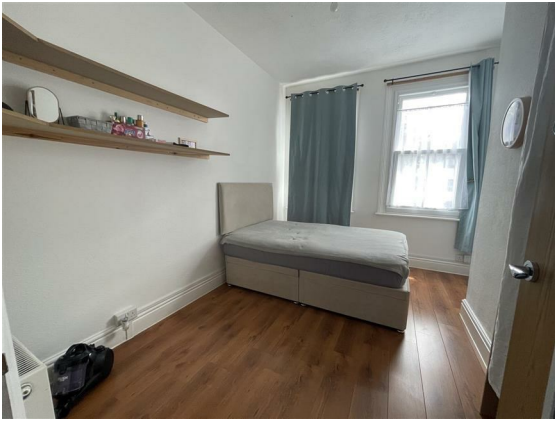
Flat B - £1,200 pcm

Rear Unit - dependent on use but could be in the region of £500 pcm










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

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