

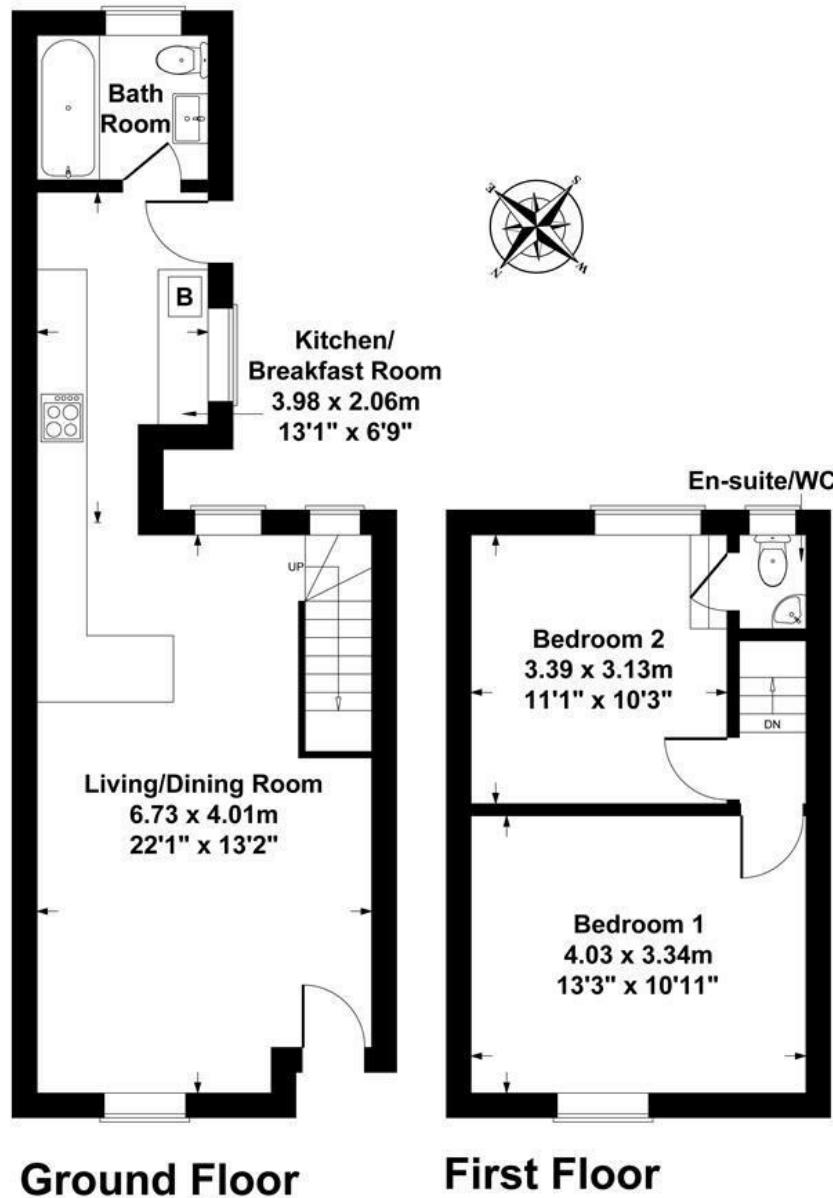


36 HUNTERFORD STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 4HW

PRICE £277,500

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

Approximate Gross Internal Area
Main House - 65 sq. metres (700 sq. feet)





A very well presented period terrace house with lovely open plan ground floor living accommodation offering living/dining room open to kitchen, ground floor bathroom, TWO DOUBLE BEDROOMS (one with an en-suite w.c.). Other benefits including gas central heating and double glazing, rear courtyard garden and storage space for bikes. Residents permit parking.

The property is ideally situated to enjoy Pittville Park and Lake with the entrance being within several hundred yards only. Pittville Park boast a delightful boating and fishing lake, tennis courts, skate park and a pitch and putt golf course and just slightly further afield are the children's play area and aviaries together with the Historic Grade I listed Pittville Pump Room.

Within half a mile is Leisure at Cheltenham which offers swimming pools, gym facilities and soft play and within 1 mile is the prestigious home of the Cheltenham Gold Cup at Prestbury Park Racecourse which draws visitors from across the country; also home to The Centaur which hosts Live Entertainment to include the recent Snooker Finals and comedy shows, Fayres and Exhibitions etc.

The Brewery Quarter which offers many eateries, bowling, soft play, cinema etc is less than half a mile distant and Cheltenham Town Centre can be found just over half a mile away.







Local Authority	Council Tax	
Cheltenham	Band:	B
	Annual Price:	£1,678
Conservation Area <small>?</small>		Flood Risk
Central		No Risk
Floor Area		Plot Size
731 ft ² / 68 m ²		0.02 Acres
Mobile Coverage		Broadband
EE	●	Basic
Vodafone	●	Superfast
Three	●	Ultrafast
O2	●	13 Mbps 80 Mbps 1000 Mbps
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✓	

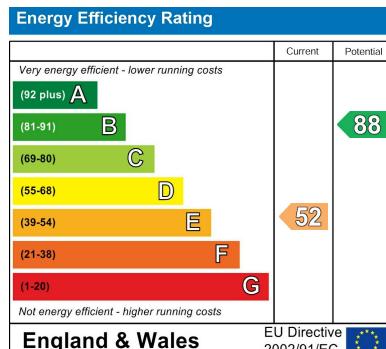


All information subject to legal confirmation

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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