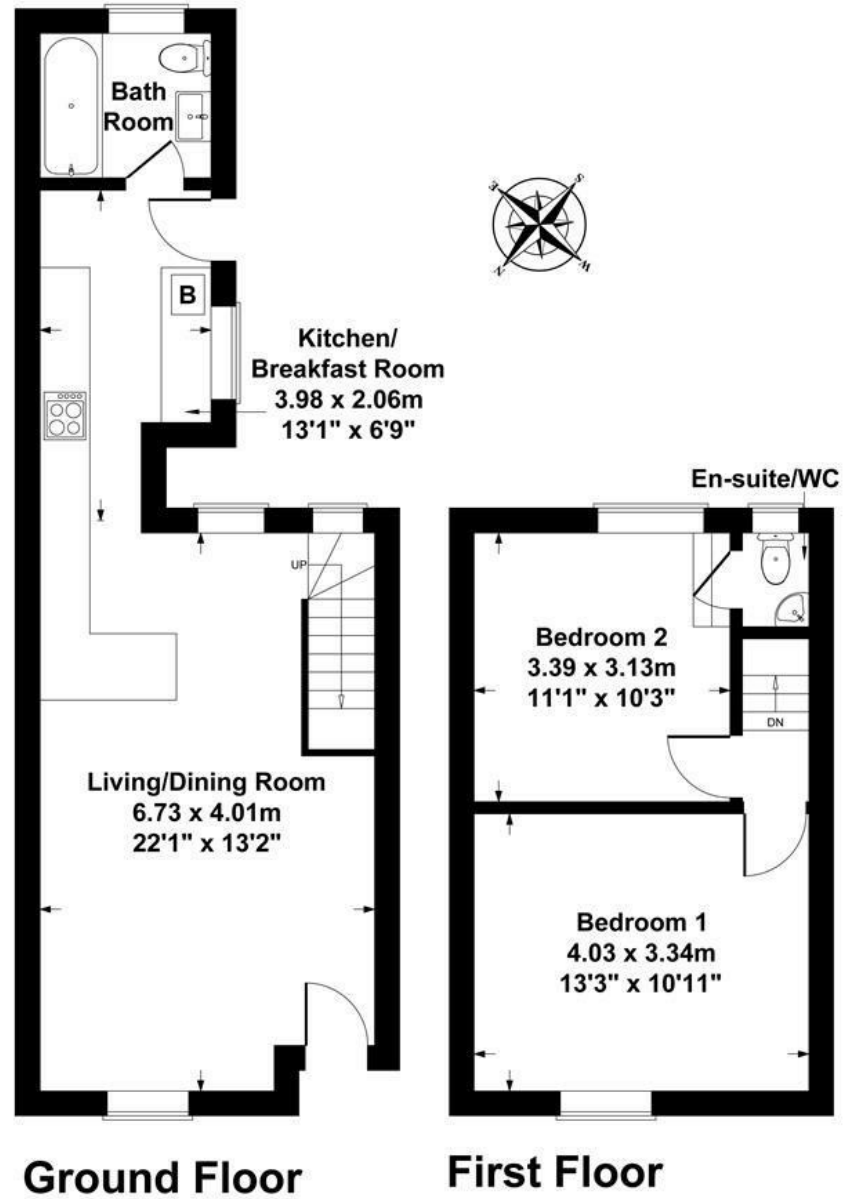


***36 HUNGERFORD STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 4HW***

***PRICE £277,500***

***FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B***

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



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

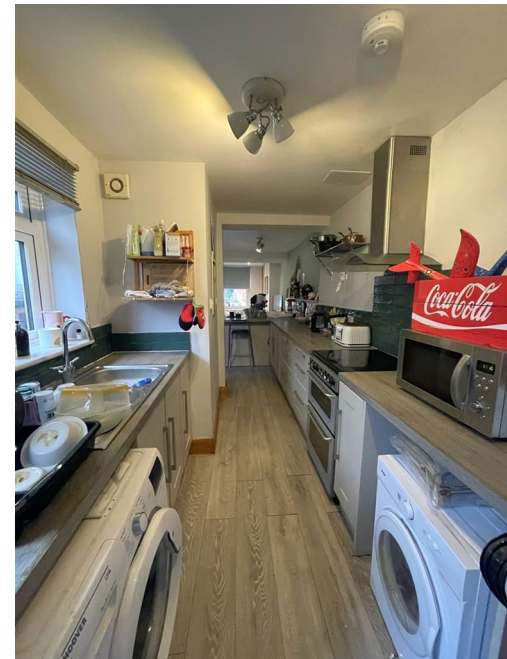


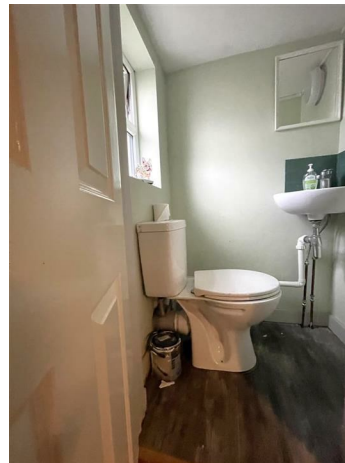
A very well presented period terrace house with lovely open plan ground floor living accommodation offering living/dining room open to kitchen, ground floor bathroom, TWO DOUBLE BEDROOMS (one with an en-suite w.c.). Other benefits including gas central heating and double glazing, rear courtyard garden 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 		Flood Risk	
Central		No Risk	
Floor Area		Plot Size	
731 ft <sup>2</sup> / 68 m <sup>2</sup>		0.02 Acres	
Mobile Coverage		Broadband	
EE		Basic	13 Mbps
Vodafone		Superfast	80 Mbps
Three		Ultrafast	1000 Mbps
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

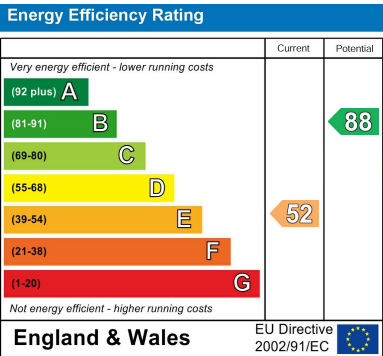


All information subject to legal confirmation

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



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