

The logo for Sure Property Group Cheltenham is located in the top right corner. It features the word "Sure" in a large, white, sans-serif font with a small house icon above the 'u'. Below it, "Property Group" and "Cheltenham" are written in a smaller, white, sans-serif font. The logo is set against a blue background with a green grass-like shape at the bottom.

Sure
Property Group
Cheltenham

A photograph of a three-story red brick house with a gabled roof and a chimney. The house has several white-framed windows and a small front porch with a wooden railing. A white garage door is visible to the left, and a blue car and a white car are parked in the driveway. The house is surrounded by greenery and other residential buildings in the background.

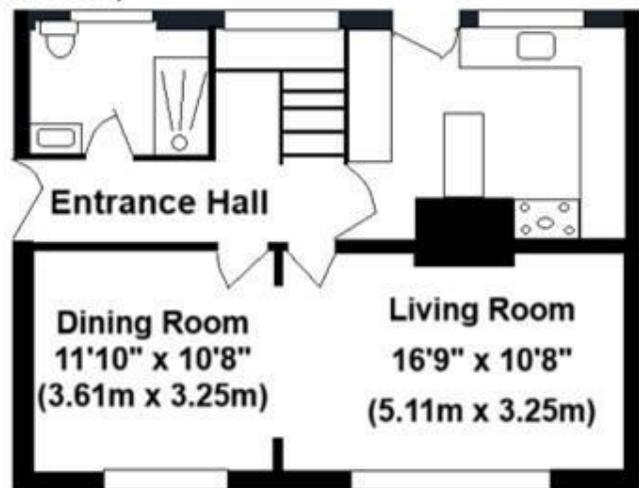
21 WOODS ORCHARD ROAD, TUFFLEY, GLOUCESTER, GL4 0BU

£400,000 FREEHOLD

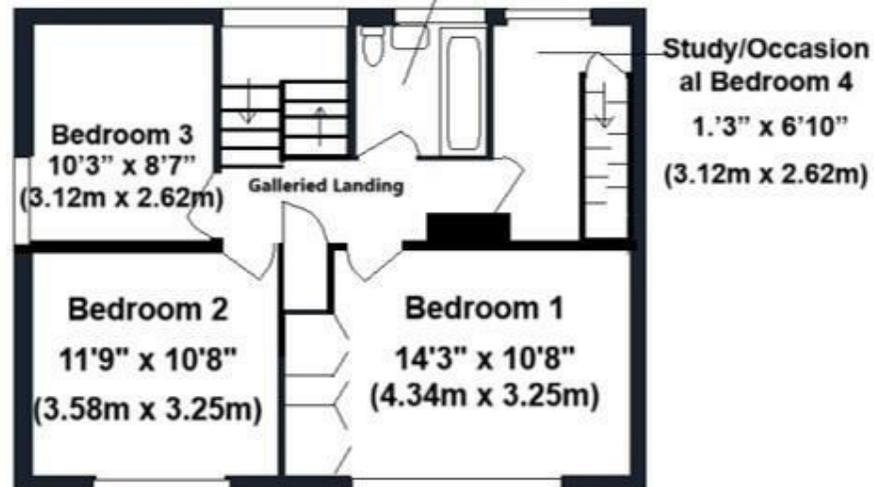
GLOUCESTER CITY COUNCIL COUNCIL TAX BAND D

Bathroom (1)
8'2" x 6'
(2.49m x 1.83m)

Kitchen/Breakfast Room
13'5" x 10'4"
(4.09m x 3.15m)



Bathroom (2)
6'4" x 6'1"
(1.93m x 1.85m)

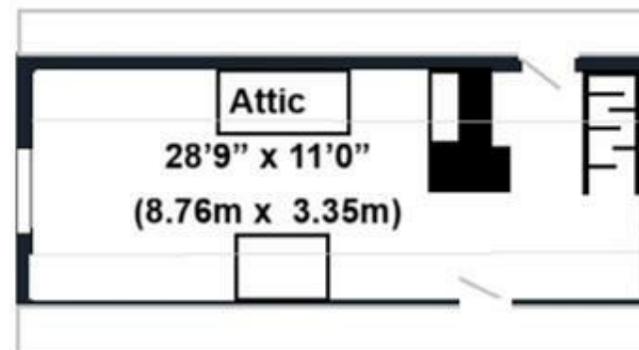


First Floor

21 Woods Orchard Road, GL4 0BU

Floorplan for guidance only

Not to scale





QUICK SALE REQUIRED - PROCEEDABLE BUYERS ONLY

OPEN VIEWINGS :

Friday 20th March 4.30 – 5 pm,

Wednesday 25th March 9.30 – 10 am,

April 2nd 4.30 – 5pm

Other appointments available by request

OFFERS IN WRITING BY 8th APRIL for this DETACHED HOUSE WITH STUNNING FAR REACHING VIEWS

Nicely presented and well loved family home with scope for further improvements if required. There is a tapering garden to the rear measuring around 45ft x 30ft, at the front there is a garden area measuring c. 60ft x 35ft and facing c. South – The living and dining room face over this garden and in our opinion it lends itself to the installation of French doors (or similar) and a raised area leading into this garden which once enclosed would make a good size garden.

Inspiration could be taken from the neighbouring property where they have done something similar with their front garden, they have also altered the loft room to create a fifth bedroom along with bathroom and walk in wardrobe. (please ask the agents for details)

Found on a corner plot (c. 471 sq m/5074 sq ft) in this elevated position this property has a light and spacious feel. The accommodation comprises covered entrance, entrance hall (with understairs storage, kitchen/breakfast room, living room, open to dining room, ground floor bathroom (with shower cubicle), on the first floor there is a galleried landing with feature window overlooking the rear garden and with views to Robinswood Hill, there is a family bathroom, THREE DOUBLE BEDROOMS and a useful study/occasional fourth bedroom – within this room there is a door giving access to a space saving staircase which in turn leads to a large Attic "room" with under eaves storage and 2 windows.









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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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