

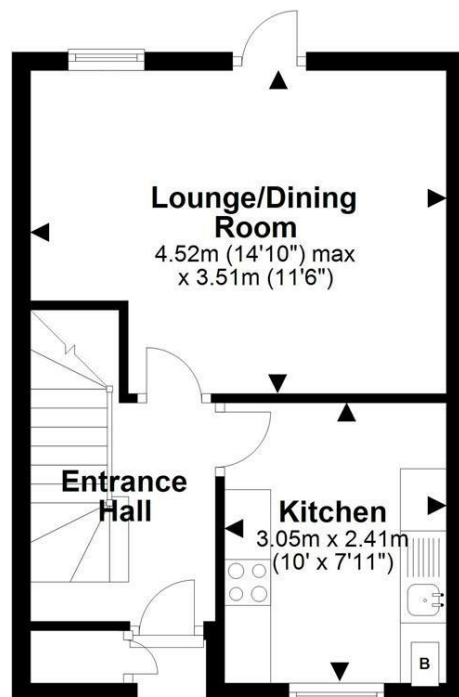
**88 NEAR RAILWAY STATION, CHELTENHAM, GL51 8AG**

**OFFERS IN THE REGION OF £275,000**

**FREEHOLD CHELTENHAM B**

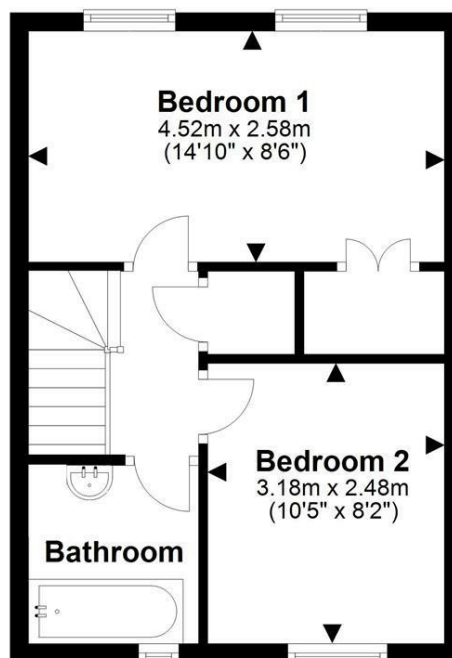
## Ground Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



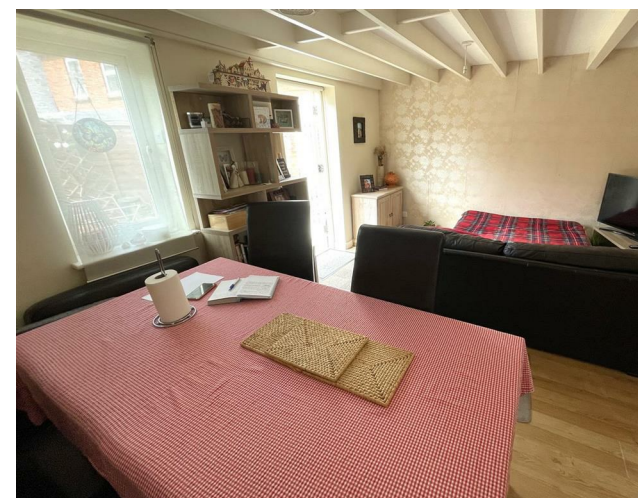
## First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 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.







# Offers In The Region Of £275,000

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



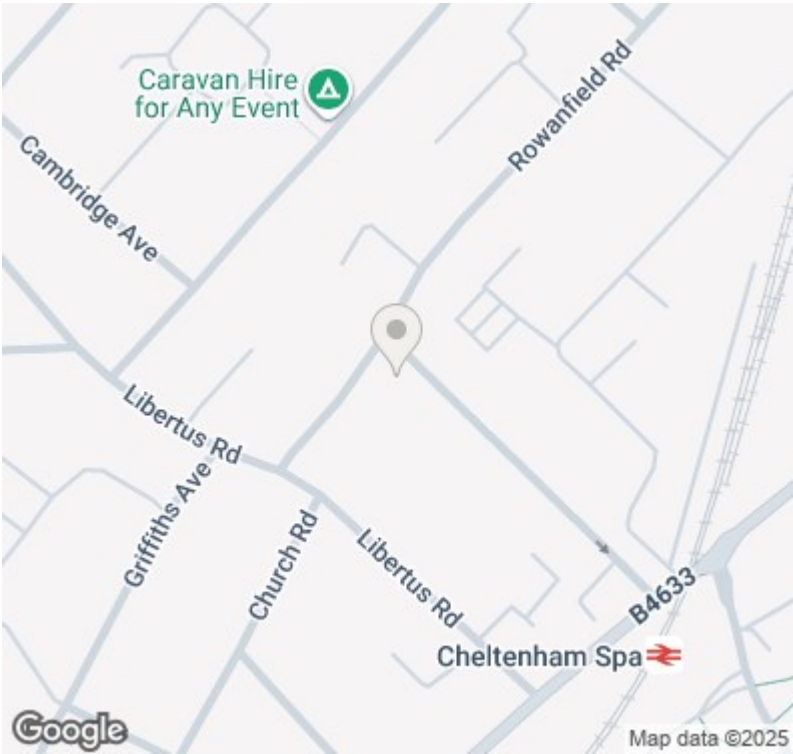








Local Authority	Council Tax	
Cheltenham	Band:	B
	Annual Price:	£1,756
Conservation Area ?	Flood Risk	
No	Very low	
Floor Area	Plot Size	
635 ft <sup>2</sup> / 59 m <sup>2</sup>	0.01 Acres (2 Plots)	
Mobile Coverage	Broadband	
EE	Basic	6 Mbps
Vodafone	Superfast	80 Mbps
Three	Ultrafast	10000 Mbps
O2		
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✓	



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Cheltenham COUNCIL TAX BAND B

Freehold