

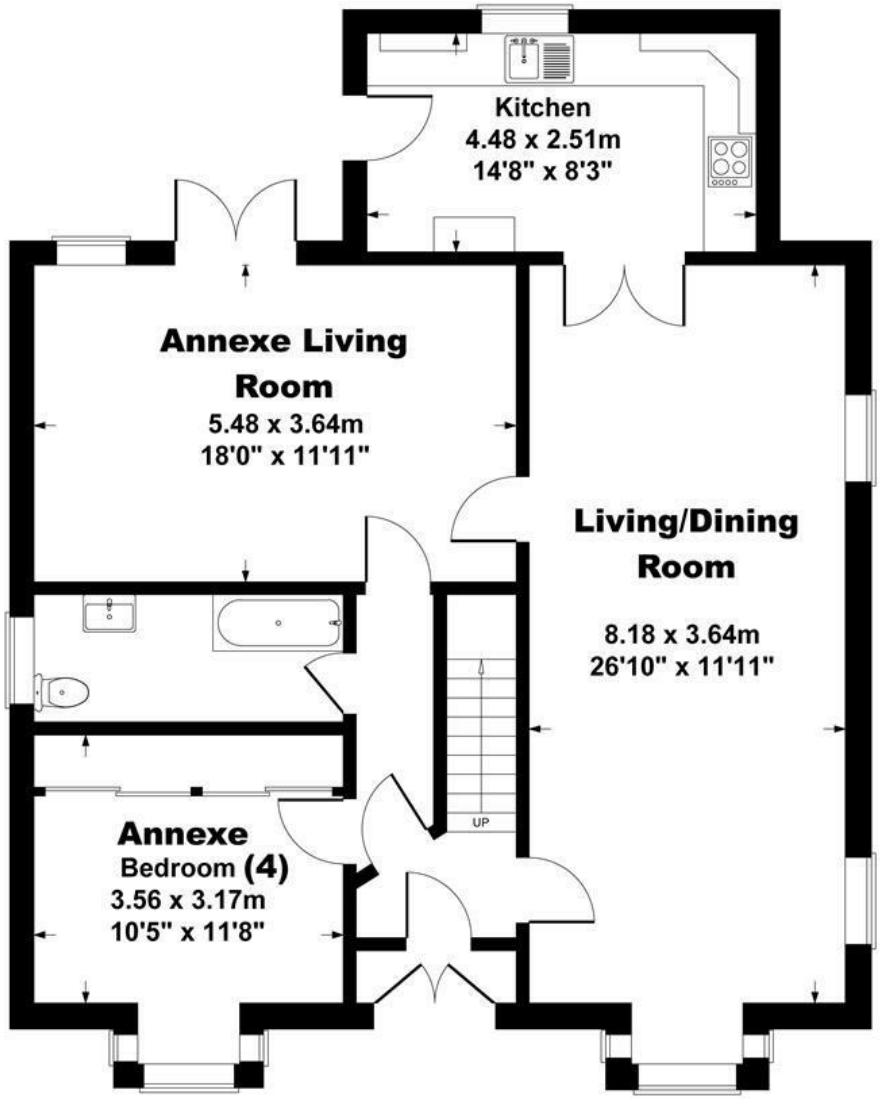
Sure
Property Group
Cheltenham

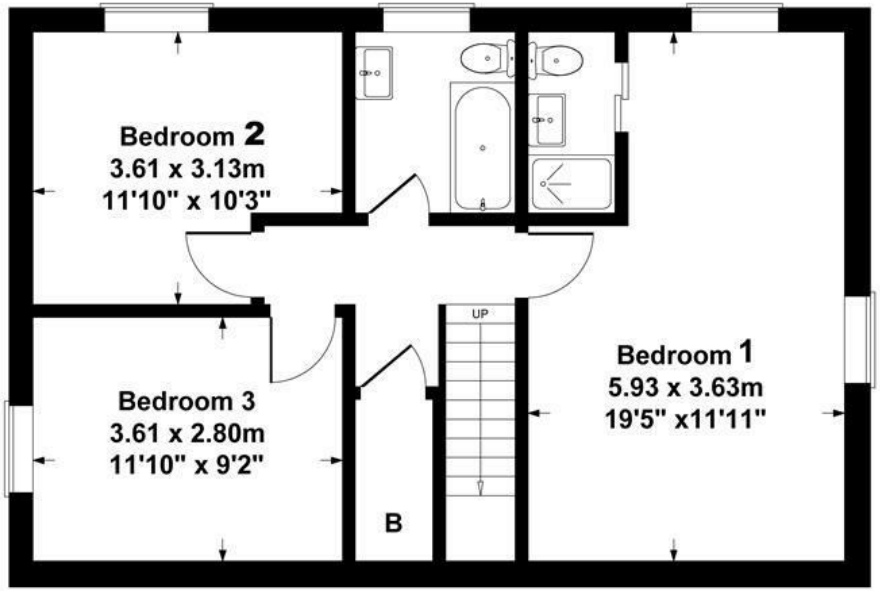
BREDON HILL VIEW 17 HESTERS WAY LANE, SPRINGBANK, CHELTENHAM, GL51 0LB

GUIDE PRICE £575,000

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D

Approximate Gross Internal Area
Main House - 150 sq. metres (1615 sq. feet)





Ground Floor

First Floor

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





DECEPTIVELY SPACIOUS DETACHED HOUSE with ONE BEDROOM GROUND FLOOR GRANNY ANNEXE -offering Living Room (which could be fitted to become a living room/kitchen), bedroom and wet room/bathroom. The main house offers living/dining room, kitchen and first floor offers THREE BEDROOMS and TWO BATHROOMS.

Scope to improve and with a superb large garden - you could even build an annexe in the garden!

No Chain - Must be seen to be appreciated!

Suggested Potential Value of the 3 properties built:-

Detached Chalet Bungalow - in the region of £450,000 - £500,000

Three bedroom, two bedroom semi detached houses - £350,000 - £375,000

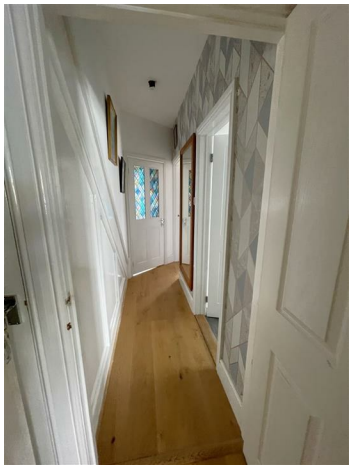






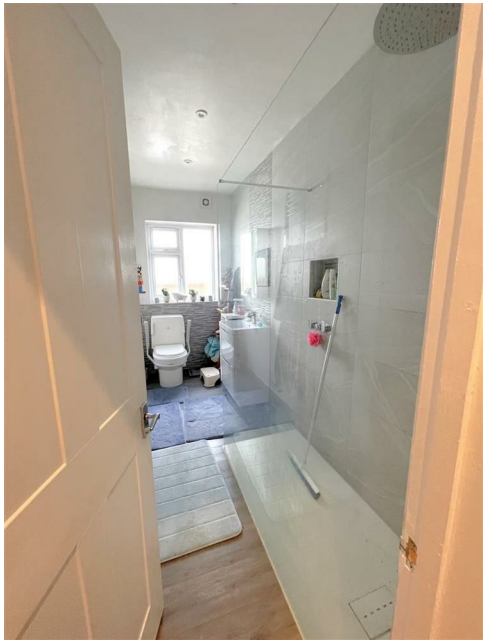
















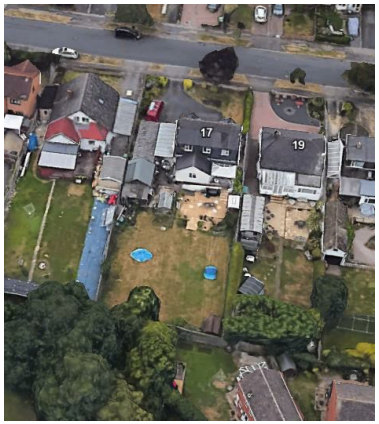












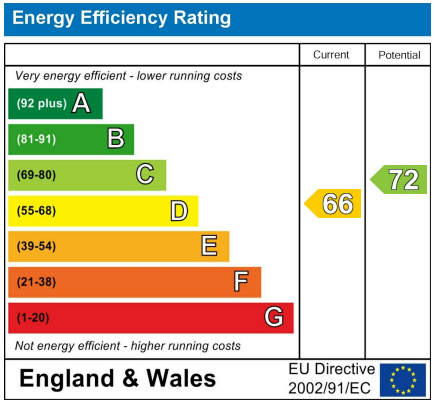
Local Authority		**Council Tax**	
Cheltenham		Band:	D
		Annual Price:	£2,370
Conservation Area		**Flood Risk**	
No		Very low	
Floor Area		**Plot Size**	
1,506 ft^2 / 140 m^2		0.22 Acres	
Mobile Coverage		**Broadband**	
EE	●	Basic	4 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
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: 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.

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