

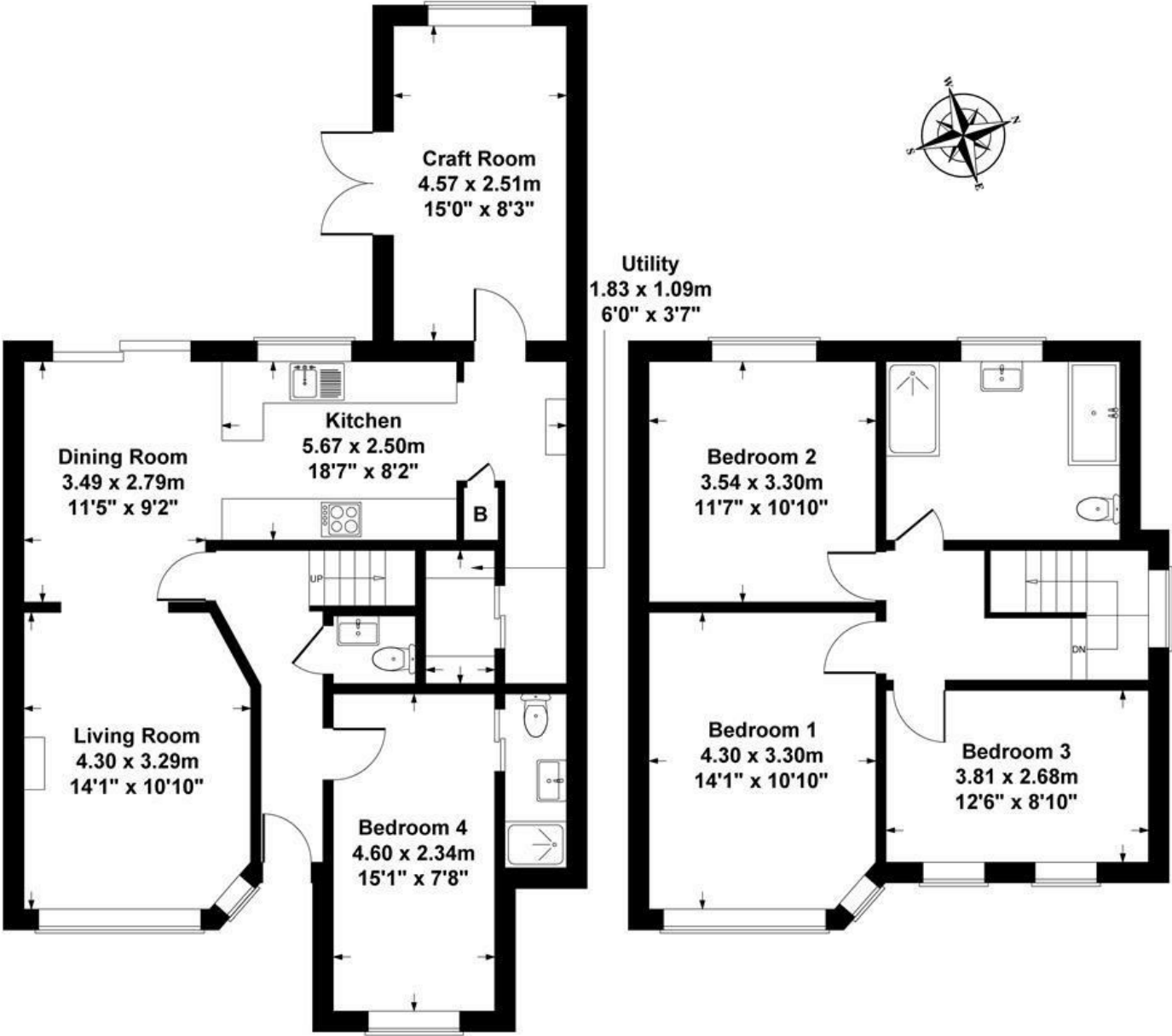


**14 BISLEY ROAD
CHELTENHAM
GLOUCESTERSHIRE
GL51 6AD**

GUIDE PRICE £575,000

FREEHOLD

Approximate Gross Internal Area
Main House - 130 sq. metres (1399 sq. feet)

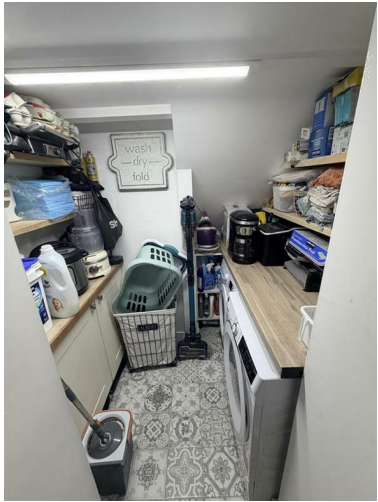


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 truly superb 1950s semi detached house located in the popular Benhall area. The property has been extended and remodelled to create a very appealing cottage style interior with versatile accommodation.

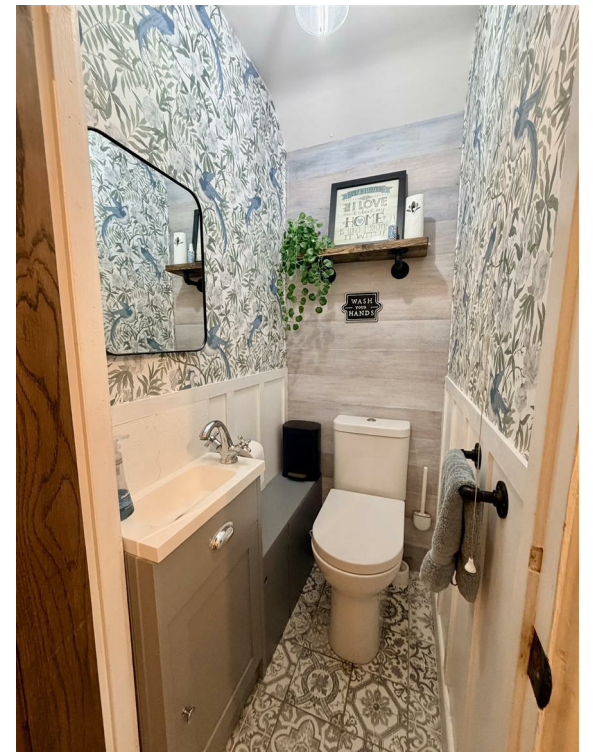
The current layout comprises: entrance porch, entrance hall, living room open to the dining room, which in turn flows into the kitchen. Beyond the kitchen is a utility room and a door leading to the craft room (ideal as a playroom, study or additional sitting room). There is also a cloakroom (WC). The garage has been converted to provide a fourth bedroom with an en suite shower room.

On the first floor there are three double bedrooms and a family bathroom with both a bath and a separate shower cubicle.

Externally, the property benefits from an attractive resin driveway installed in recent years. The rear garden features a large patio currently arranged as an outdoor covered living area (available by separate negotiation) an additional patio, a lawn, and beyond this a substantial workshop/home office, storage shed and chicken coop. The garden enjoys a west facing orientation and a private aspect.

HIGHLY RECOMMENDED FOR VIEWING.

Benhall is a popular area with all ages and is ideally situated for access to the A40 and M5 north and Southbound. There is a large open park off Bibury Road and the shopping facilities in Hatherley, Up Hatherley and Warden Hill are within a mile or so distance and there are local shops to be found in Benhall Avenue.

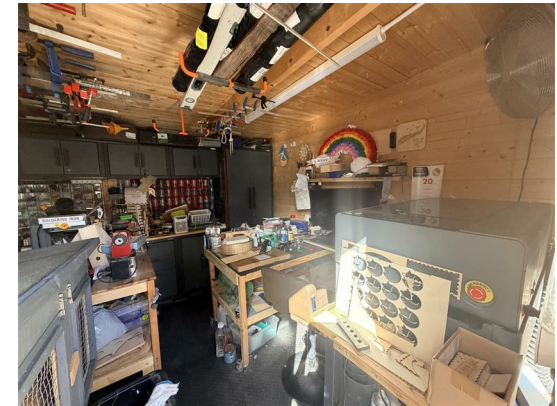












All information subject to legal confirmation

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.

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

Background User