



Sure
Property Group
Cheltenham

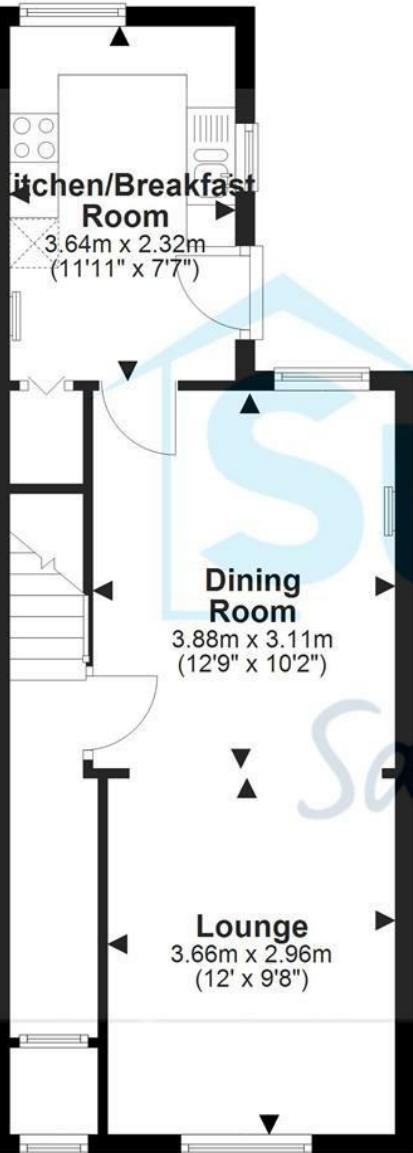
63 CLEEVE VIEW ROAD, CHELTENHAM, GL52 5NJ

PRICE GUIDE £277,500

FREEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

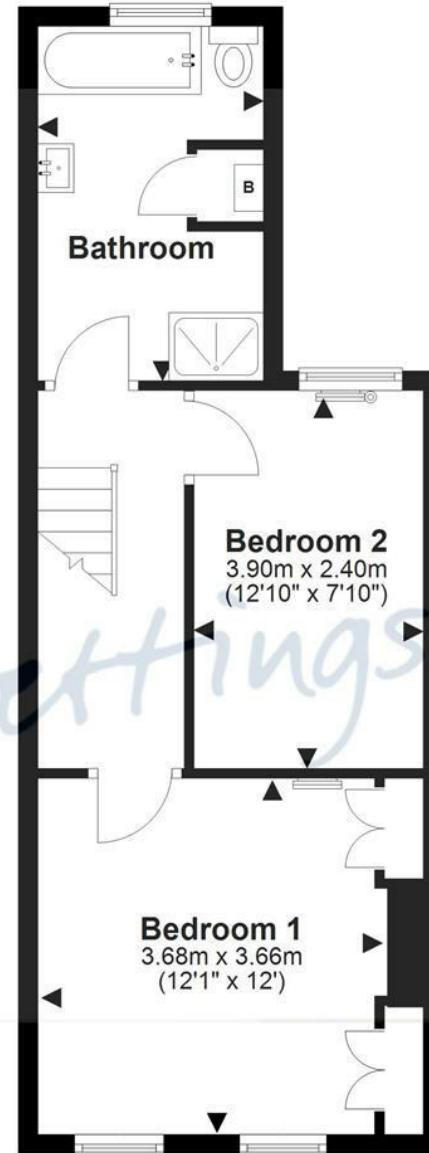
Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)

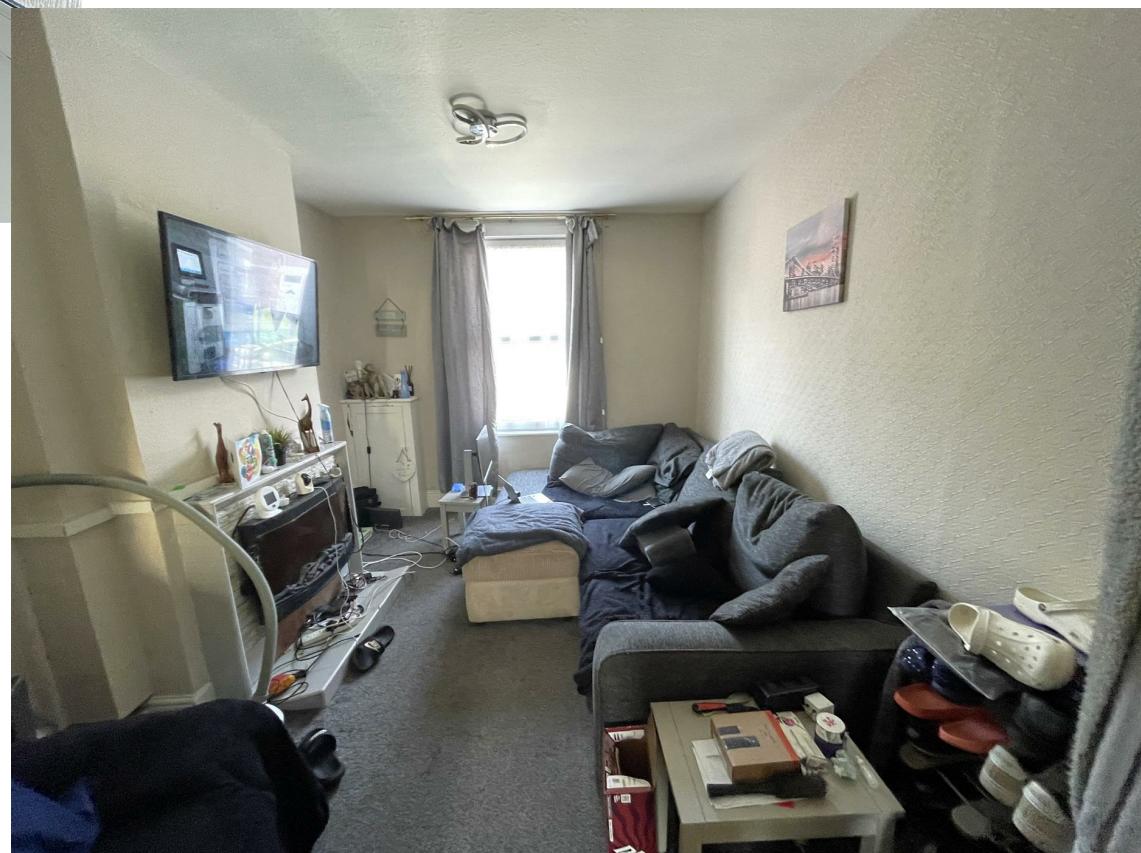


First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)

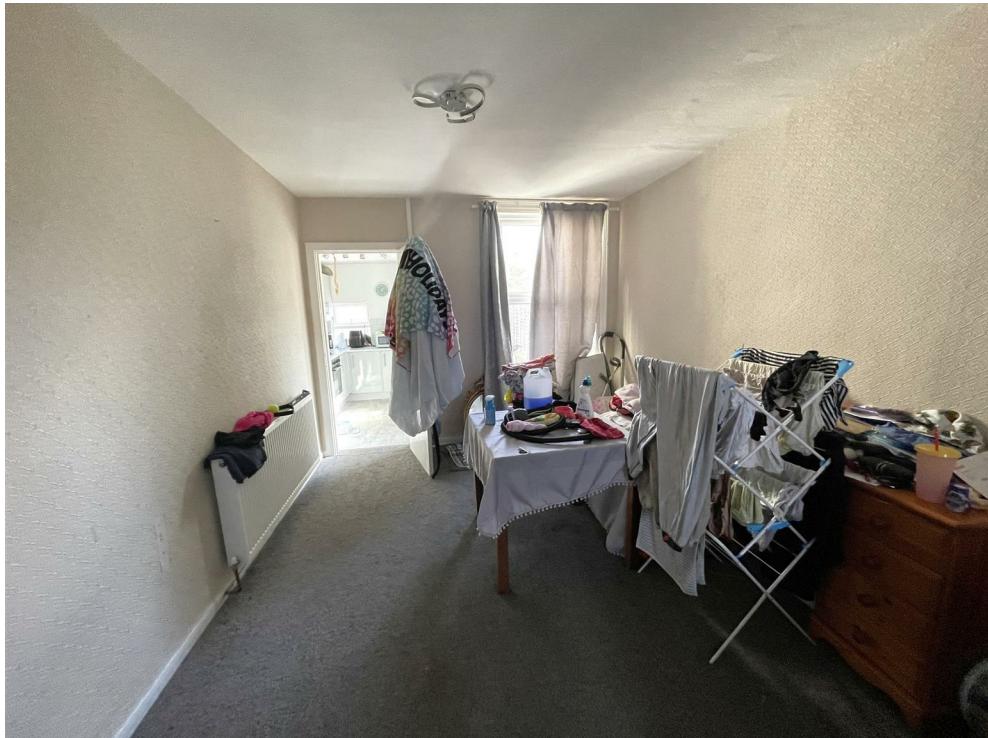


Total area: approx. 78.1 sq. metres (841.2 sq. feet)

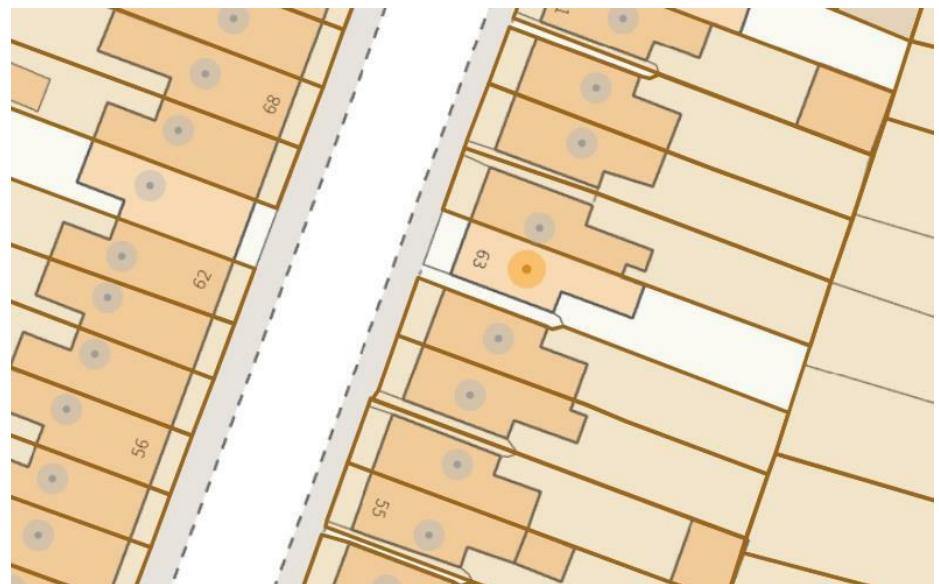


An attractive looking red brick semi-detached house with a modern kitchen and replacement gas boiler (both around 3 years old). The accommodation is double glazed and offers entrance hall, living room open to dining room and kitchen on the first floor there is a large bathroom with bath and shower cubicle together with two double bedrooms. There a garden to the rear, pedestrian side access and small garden to front with wrought iron railings. Some improvement required





Local Authority	Council Tax	
Gloucestershire	Band: B	Annual Price: £1,756
Conservation Area <small>?</small>	Flood Risk	
No	Very Low	
Floor Area 0 ft ² / 0 m ²	Plot Size	
Mobile Coverage	Broadband	
EE	Basic	13 Mbps
Vodafone	Superfast	80 Mbps
Three	Ultrafast	1800 Mbps
O2		
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✓	



The property is located less than quarter of a mile distant from Cheltenham Town Football Club and the recreation ground opposite.

The Brewery Quarter which offers many eateries, bowling, soft play, cinema etc and Cheltenham Town Centre can be found around a mile away only

Also being ideally situated to enjoy Pittville Park and Lake which is less than a mile distant with its delightful boating and fishing lake, tennis courts, skate park and a pitch and putt golf course not forgetting the children's play area and aviaries together with the Historic Grade I listed Pittville Pump Room.

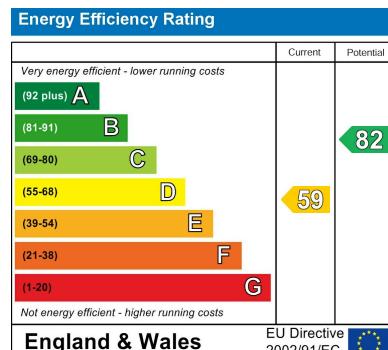
Less than a mile and a half distant is the prestigious home of the Cheltenham Gold Cup at Prestbury Park Racecourse which draws visitors from across the country; also home to The Centaur which hosts Live Entertainment to include the recent Snooker Finals and comedy shows, Fayres and Exhibitions etc.

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



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