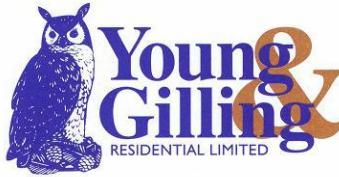


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Linden Avenue, Prestbury Cheltenham, Glos. GL52 3DS.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.
Preliminary Details



Description: A Two Double Bedroom Semi Detached Bungalow Situated In Prestbury. The Accommodation Comprises Of:- Lounge, Kitchen, Two Double Bedrooms & A Bathroom. Benefits Include Being Gas Centrally Heated, Double-Glazed, Driveway Providing Off Road Parking, Front & Approximate 65ft Rear Garden. The Property Is Available With No Onward Chain.

Guide Price £175,000



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.

Entrance: Via half opaque uPVC double-glazed entrance door to:-

Hallway: Doors to Lounge, Bedrooms & Bathroom. Radiator. Loft access hatch. Meter cupboard with built in cupboard above. Telephone point.

Lounge: 16'6 x 10'6 (5.08m x 3.24m) uPVC double-glazed window to rear aspect. Ceiling coving. Television aerial point. Double radiator. Tiled fireplace with hearth and mantle and gas fire in-situ. Inset ceiling spot-lights. Door to:-



Kitchen: 10'2 x 7'3 (3.13m x 2.23m). uPVC double-glazed windows to side & rear aspects. uPVC double-glazed door to rear porch. Range of wall and base units with roll edge with top over. Gas cooker point. Space for Fridge/Freezer. Single stainless steel sink and drainer unit with mixer tap over. Plumbing for automatic washing machine. Tiled splash-backs. Wall mounted Worcester combination boiler. Radiator. Telephone point.



Porch: 8'6 x 4'6 (2.63m x 1.42m) uPVC Double-glazed surround on low level brick walling. uPVC double-glazed door to garden.

Bedroom One: 12'5 x 9'7 (3.82m x 2.98m) uPVC double-glazed window to front aspect. Radiator. Telephone point.

Bedroom Two: 10'0 x 8'11 (3.05m x 2.48m) uPVC double-glazed window to front aspect. Radiator.

Bathroom: uPVC opaque double-glazed window to side aspect. White suite comprising:- panelled bath with tiled surround and shower over, pedestal wash hand basin and low-level w.c. Wall mounted electric Dimplex heater. Airing cupboard housing slatted shelving and radiator.

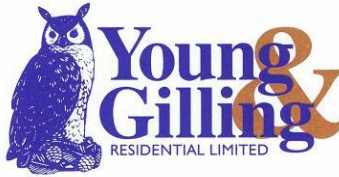
Outside:

Front: Laid to lawn with range of plants and shrub in borders. Bounded by mixture of low-level brick walling and wooden fencing. Driveway providing off road parking leading up the side of the property.

Side: Enclosed by wooden fencing and accessed by wooden gate is a covered area which is open at the far end in to the rear garden. Outside tap.

Rear: Approximately 65ft long x 26ft wide (20m long x 8m wide) Well maintained level garden mainly laid to lawn with a patio area near to the property and graveled area at the far end. Bounded by wooden panelled fencing and hedging. wooden shed. Range of trees, shrubs and plants.

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Tenure: Freehold

Viewing: By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029

Email: property@youngandgilling.com or Internet www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item.

None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification. Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law.

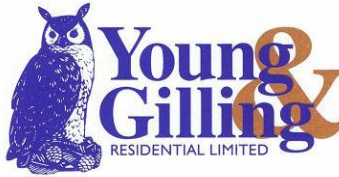
Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



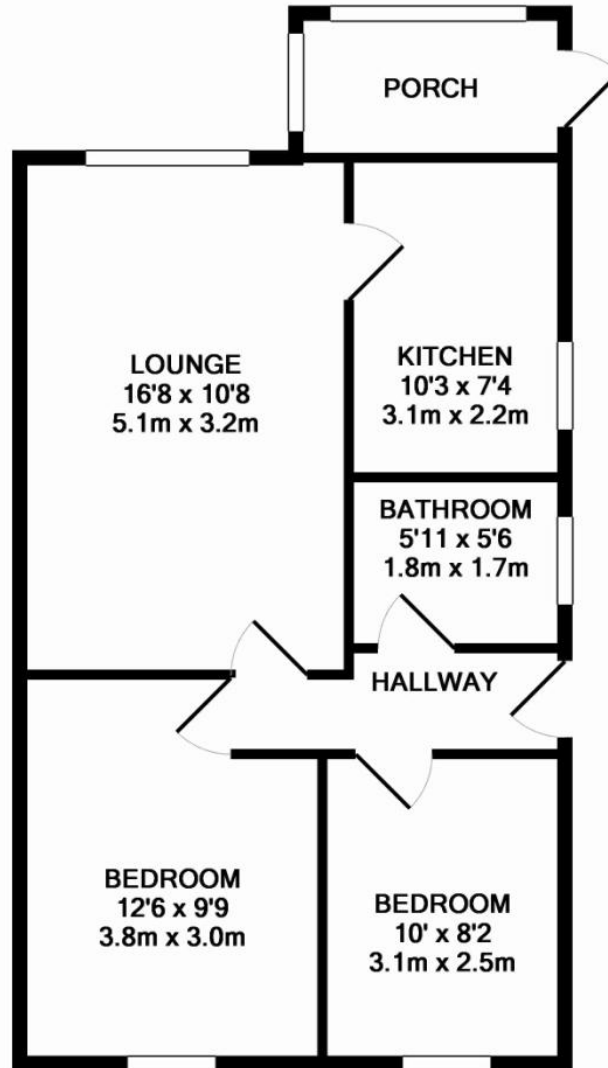
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TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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