

Hambrook, Cold Pool Lane, Badgeworth, Cheltenham, GL51 4UP



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2VTE2

With Huge Scope For Extending, Remodelling Or Replacement (Subject To Relevant Planning Permission) This Spacious Two Bedroom Detached House Is Situated In A Stunning Secluded Location

It Is Set Back From The Lane, Has Plentiful Off-Road Parking, A Detached Double Garage & Large Gardens.

Available With No Onward Chain



Guide Price: £525,000



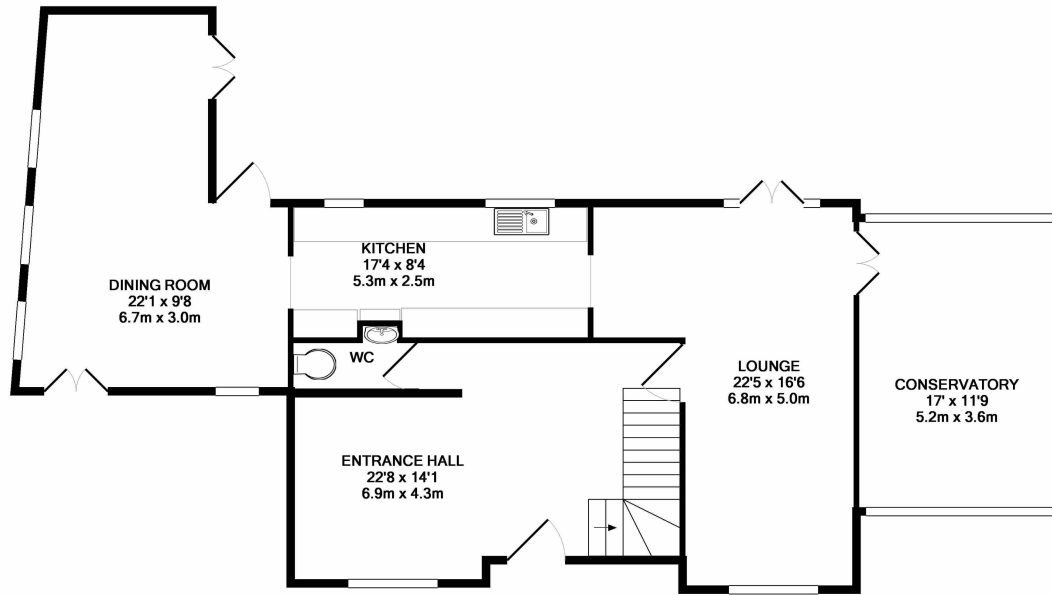




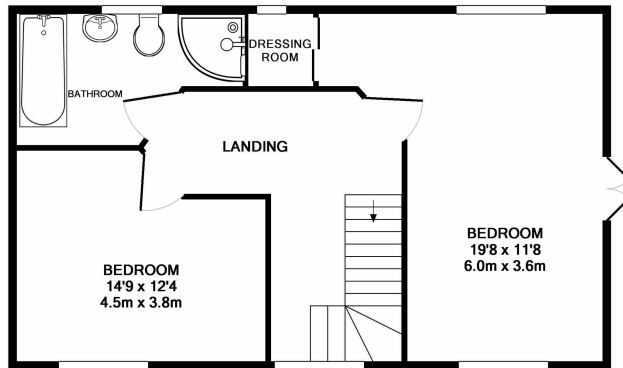


Hallway: 22'8 x 14'1
Lounge: 22'5 x 10'0 (Widening To 16'6)
Conservatory: 17'0 x 11'9
Kitchen: 17'8 x 8'4
Reception Room: 22'1 x 9'8 (Widening To 15'11)
Bedroom One: 19'8 x 11'8 (Widening to 16'9)
Bedroom Two: 14'9 x 12'4

SALES



GROUND FLOOR



1ST FLOOR

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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Tenure: Freehold.

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

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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, fitments, 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 Ltd 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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