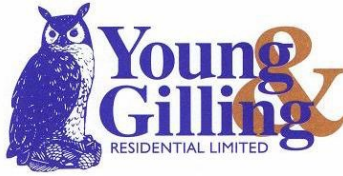


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Malthouse Lane, Cheltenham, Glos. GL50 4EY.

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 Charming Two Bedroom Detached Cottage With Parking Located Close To The Town Centre. The Accommodation Comprises Of:- Porch, Living Room With Open Arch To Dining Room, Kitchen & Shower Room Upstairs There Are Two Bedrooms. The Property Is Double-Glazed & Gas Centrally Heated. Low Maintenance Pretty Paved & Gravelled Garden With Wooden Shed & Gates Providing Secure Off Road Parking.

Guide Price £159,950



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 glazed multi-paned wooden entrance door to:-

Porch: Multi paned wooden door in to Living Room. Double-glazed window to side aspect. Radiator.

Living Room: 11'4 x 9,8 (3.49m x 3.00m) Double-glazed window to front aspect. Feature fireplace with decorative tiled hearth and inner. Radiator. Television aerial point. Wide open arch way to:-



Dining Area: 12.8 x 11'4 (3.89m x 3.48m) Double-glazed window to side aspect. Doors to Kitchen & Bathroom. Stairs up to first floor.



Kitchen: 8'9 x 8'4 (2.73m x 2.59) Half opaque double-door to front aspect. Double-glazed window to front aspect. Skylight. Range of wall and base units. Plumbing for automatic washing machine. Built-in four ring gas hob with extractor hood over. Built-in electric oven and grill. One and a half bowl sink and drainer unit with mixer tap over. Under-unit appliance spaces. Tiled splash-backs. Radiator.



Shower Room: Skylight. Double shower cubicle, pedestal wash hand basin, close-coupled w.c. Part tiled walls. Radiator. Ceiling mounted extractor fan.

Landing: Doors to bedrooms.

Bedroom One: 11'3 x 9'10 (3.43m x 3.04m) Double-glazed window to front aspect. Radiator.



Bedroom Two: 8'10 x 7'5 (2.74m x 2.28m) Double-glazed window to side aspect. Radiator. Cupboard housing combination boiler.

Outside: Pretty cottage-style garden that is low maintenance and comprises of gravel and paving with mature shrubs and bounded by wooden panelled fencing. Wooden shed. There is a single wooden gate providing access and also a pair of bi-fold gates enabling secure off road parking.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

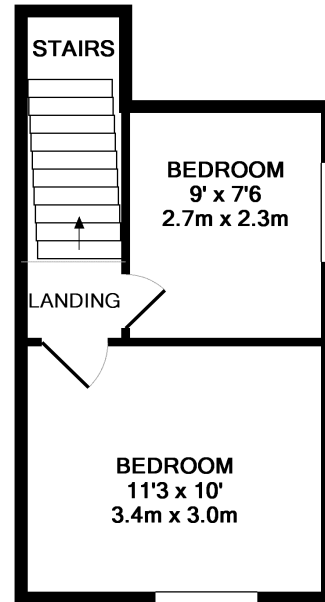
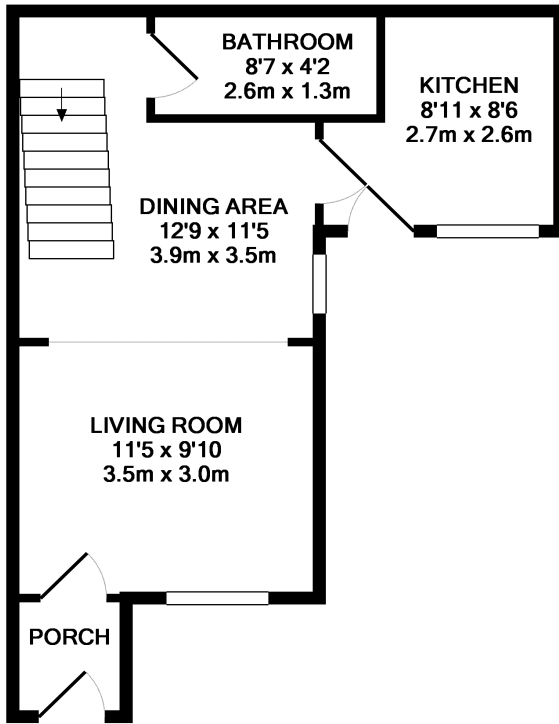


	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC





1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.4 SQ.M.)

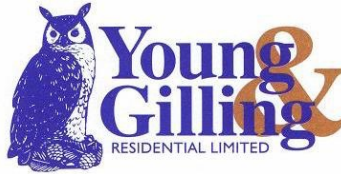
GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.3 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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Tenure: Freehold

Viewing: By prior appointment through Young & Gilling 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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