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Lettings
& Property Management



Land & Agricultural
Acquisitions
Commercial Agents

Albemarle Gate, Pittville, Cheltenham, Glos. GL50 4PJ.

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 Three Bedroom Extended End Of Terrace House In Need Of Slight Upgrading. The Accommodation Comprises Of:- Lounge/Dining Room, Conservatory, Kitchen, Downstairs Cloakroom, Three Bedrooms And A Bathroom. Benefits Include Having a Larger Than Average Garden, Detached Garage And Off Road Parking, Located Close To Pittville Park, Viewing Is Recommended. Available With No Onward Chain.

Guide Price £250,000



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.

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Entrance: Via half opaque glazed entrance door to:-

Hallway: Doors to Living Room, Kitchen & Cloakroom. Two under-stairs storage cupboards. Double radiator. Wooden Parquet flooring.

Downstairs Cloakroom: Opaque double-glazed window to front aspect. Low-level w.c. Wall mounted corner wash hand basin. Radiator.

Kitchen: 14'2 x 8'3 (4.35m x 2.55m) Double-glazed window to front aspect. Double-glazed door to rear aspect. Range of wall and base units base units with roll edge with top over. Stainless steel single sink and drainer unit. Built in four ring gas hob with extractor hood over. Built in electric oven and grill. Appliance spaces. Plumbing for automatic washing machine. Tiled splash-backs. Serving hatch through to Dining Area. Wall mounted Baxi boiler. Radiator. Telephone point.



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Living Room/Dining Area

Living Room: (17'5 x 10'4 5.34m x 3.18m) Double-glazed window with panels and Double-glazed sliding patio doors to conservatory. Telephone point. Television aerial point. Double radiator. Fireplace with gas fire insitu. Open to:-



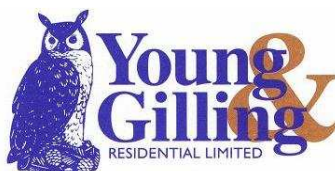
Dining Area: 9'8 x 7'8 (3.00m x 2.40m) Double-glazed window to side aspect. Double radiator.



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Conservatory: 9'1 x 6'7 (2.79m x 2.05m) Double-glazed with sliding patio doors leading in to the garden.

Landing: Doors to Bedrooms & Bathroom. Loft access hatch. Over-stairs storage cupboard.

Bedroom One: 14'2 to wardrobes x 10'10 (4.34m to wardrobes x 3.08m) Double-glazed door to the rear leading out on to the small balcony with views across Pittville Park. Built in double wardrobe. Double-radiator. Telephone point. View from Balcony:-



Bedroom Two: 11'0 x 10'1 (3.36m x 3.09m) Double-glazed bay window to front aspect. Radiator. Built in double wardrobe.

Bedroom Three: 10'8 x 7'4 (3.30m x 2.26m) Double-glazed window to rear aspect. Radiator.

Bathroom: Opaque double-glazed window to front aspect. Suite comprising:- panelled bath with shower over, pedestal wash hand basin and close-coupled w.c. Double radiator. Tiled walls. Electric shaver socket.

Outside:

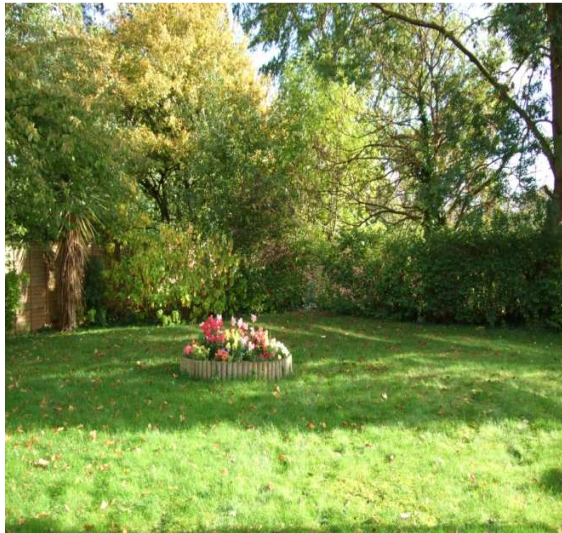
Front: Laid to lawn with various trees, plants and shrubs. Pathways leading to front door and side gate. Off road parking for two vehicles leading to double wooden gates to detached garage.



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Rear: Fairly secluded good sized rear garden that is mainly laid to lawn and bordered by brick walling and wooden gates to the front, hedging and tress to the sides and rear. Various plants, shrubs and trees. Wooden shed. Detached garage.



Tenure: Freehold

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

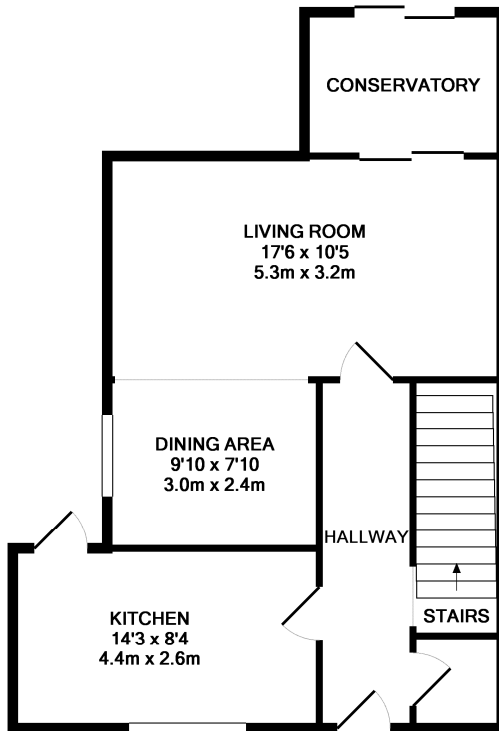
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

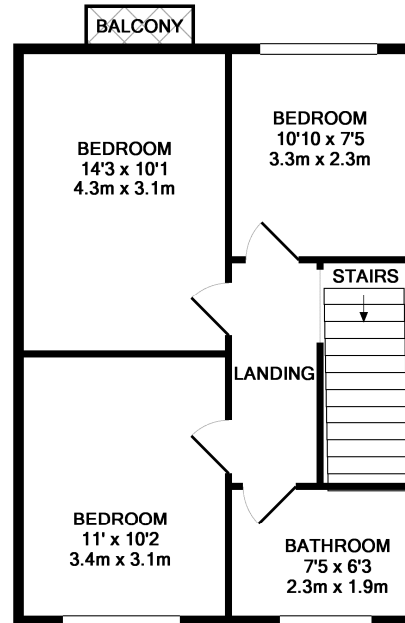
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GROUND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 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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Email: property@youngandgilling.com or Internet www.youngandgilling.com



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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 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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