

Estate Agents,
Lettings
& Property Management



Land & Agricultural
Acquisitions
Commercial Agents

Leckhampton, Cheltenham, Glos. GL53 7PL.

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: Situated In A Quiet Street And Within Walking Distance Of Local Shops And The Town Centre Is This Two Double Bedroom Terraced Cottage. The Accommodation Comprises Of: A Good Sized Open Plan Lounge/Dining Room, Kitchen, Two Double Bedrooms And A Downstairs Bathroom. Benefits Include A Good Sized Rear Garden, Garage, Double Glazing And Gas Central Heating. Available With No Onward Chain Early Viewing Is Recommended

Guide Price £169,995



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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Directions: Leave Cheltenham via Bath Road. At the Norwood Arms roundabout take the first exit on to Leckhampton Road and immediately turn left in to Langton Road. At the end turn right on to Fairfield Parade. As you follow the road along Fairhaven Street is the second turning on the right and number 6 can be found on the right hand side.

Entrance: Via half opaque double-glazed uPVC entrance door with canopy porch over to:-

Lounge: 4.00m x 3.13m uPVC double-glazed window to front aspect. Feature wooden fireplace surround with marble effect hearth and gas fire in-situ. Ceiling coving. Television aerial point. Double radiator. Wooden effect laminate flooring. Telephone point. Open archway to:-

Dining Area: 3.13m x 3.12m Door to stairs. Under-stairs storage cupboard. Ceiling coving. Radiator. Doorway to:-

Kitchen: 3.29m x 2.40m uPVC double-glazed window to rear aspect. uPVC double-glazed door to rear aspect. Range of wall, base and drawer units. Tiled splash-backs. Built in Indesit stainless steel four ring gas hob with stainless steel extractor hood over. Built in stainless steel Indesit electric oven and grill. Radiator. Door to:-

Utility Area: Space and plumbing for automatic washing machine with work top over. Wall mounted cupboard. Doorway to:-

Bathroom: Opaque uPVC double-glazed window to rear aspect. White suite comprising:- panelled bath with tiled surround and mixer shower attachment, pedestal wash hand basin and close-coupled W.C. Radiator. Ceiling coving.

Landing: Doors to Bedrooms. Loft access hatch.

Bedroom One: 4.03m x 3.11m uPVC double-glazed window to front aspect. Feature black cast iron fireplace. Ceiling coving. Double radiator.

Bedroom Two: 3.10m x 3.10m uPVC double-glazed window to rear aspect. Ceiling coving. Double-radiator. Built-in cupboard housing Worcester boiler.



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Outside:

Front: Low maintenance front garden laid to gravel with wooden picket fencing and wrought iron gate with path leading to front door.

Rear: Laid to lawn with pathway leading down to the rear gate and garage. Bounded by wooden panelled fencing.

Garage: Up and over main door. Pedestrian access door accessible from the garden.

Tenure: Freehold

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



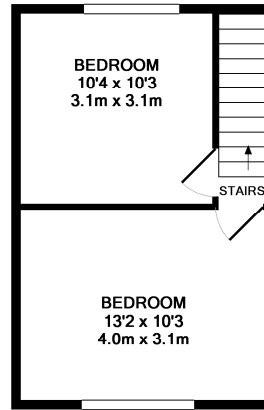
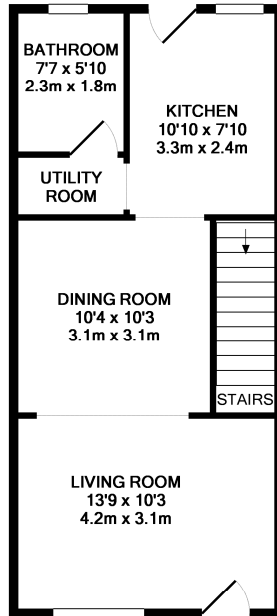
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1ST FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 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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EPC

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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, 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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