



**18 St George's Drive,
Cheltenham, Glos. GL51 8NX.**

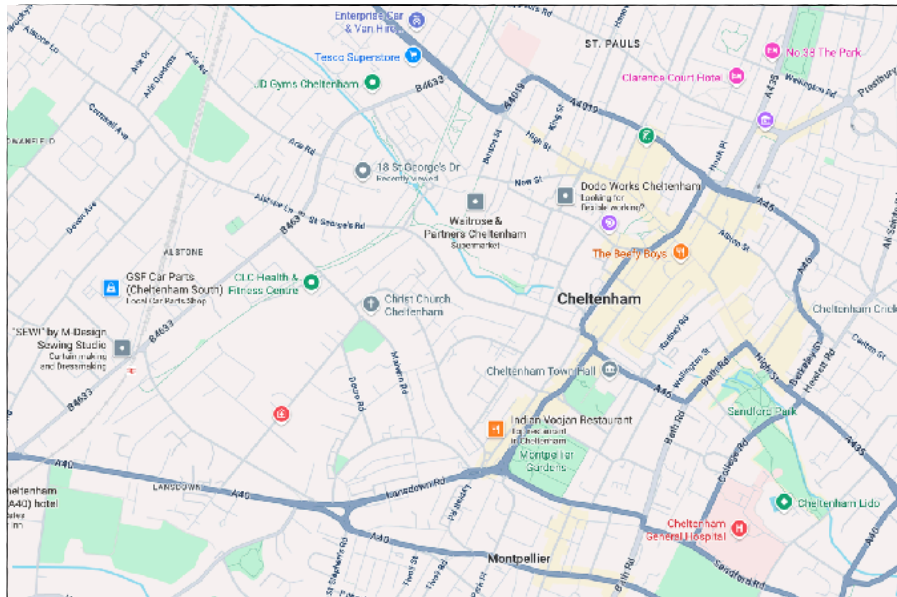
Situated in a sought-after residential area, this bright and spacious two-bedroom first-floor maisonette benefits from its own private garden and excellent access to Cheltenham town centre, Cheltenham Spa railway station, and major road links to the M5 and surrounding areas.

The accommodation comprises a generous lounge, well-appointed kitchen, two bedrooms, and a bathroom, and further benefits from gas central heating and double glazing throughout.

Available with no onward chain.



Guide Price: £168,000



Living Room



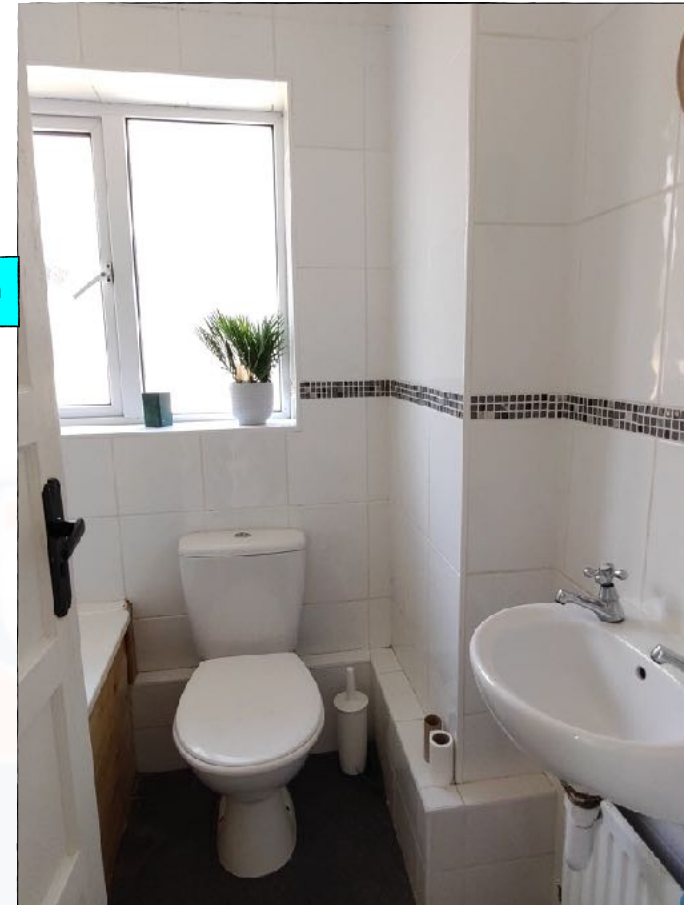
Bedroom One

Bedroom Two





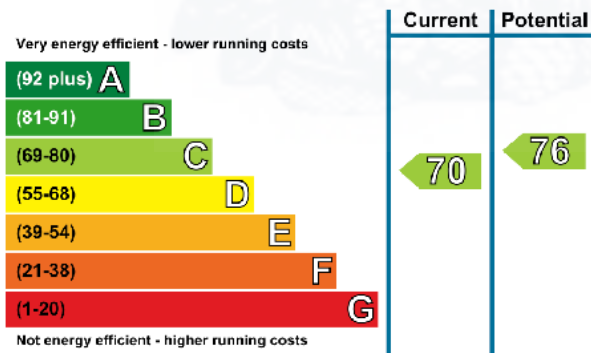
Kitchen



Bathroom

Tenure: Leasehold.
Council Tax Band: A.
EPC Rating: C.

Energy Efficiency Rating



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, whether given in metric or 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.

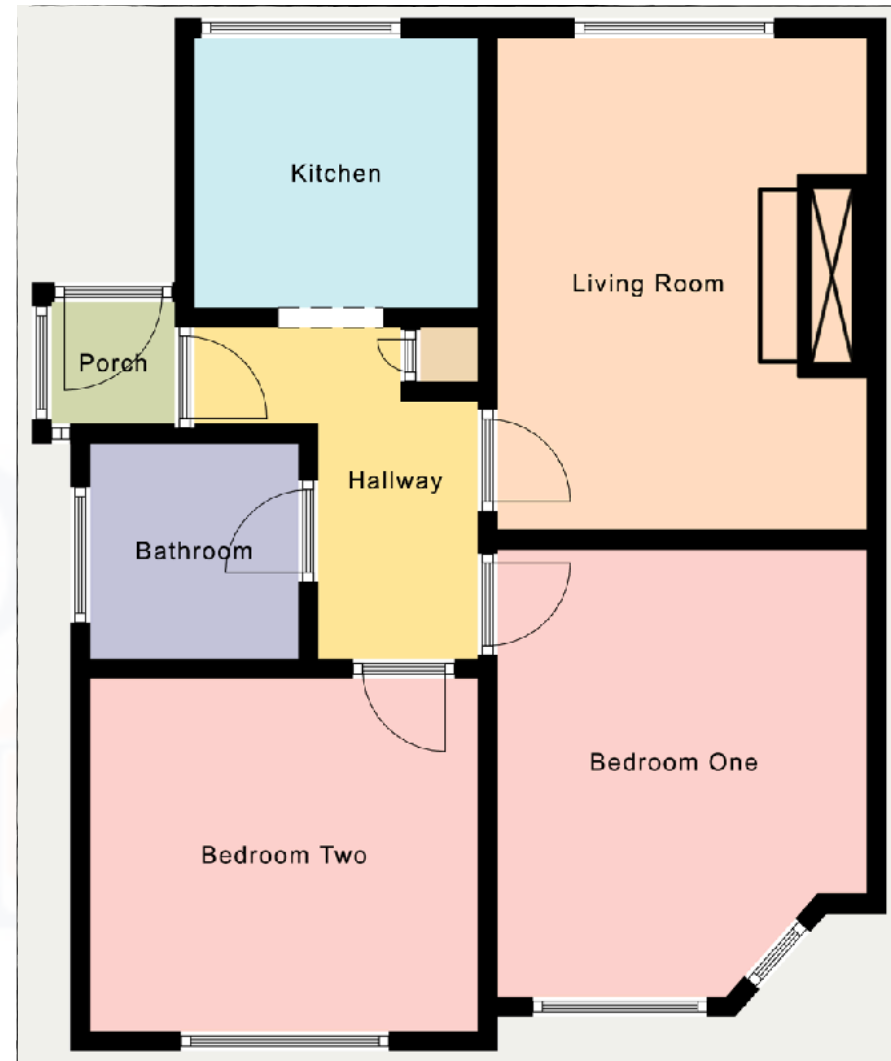
Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling. Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take 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.



Garden



Not to scale. This floor plan is intended to give a general indication of the layout only.



Dimensions (max. width x depth):

- | | | | |
|---------------------|---------------|---------------------|---------------|
| Living Room: | 3.16m x 3.32m | Kitchen: | 1.93m x 2.25m |
| Bedroom One: | 3.17m x 3.64m | Bedroom Two: | 2.88m x 2.56m |
| Bathroom: | 1.52m x 1.68m | | |