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## Lansdown Crescent Lane, Cheltenham, Glos. GL50 2LD.

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 Very Well Presented & Refurbished Terraced Property In Lansdown. Having Just Been Re-painted & Re-carpeted Throughout The Accommodation Comprises Of:- 17'9 x 12'3 Living Room, Kitchen, Utility, Downstairs Cloakroom, Three Bedrooms, Bathroom & A Separate W.C. The Property Is Double-Glazed, Gas Centrally Heated & Available With No Onward Chain. Viewing Is Recommended.

# Guide Price £189,950



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 glazed wooden entrance door with side panel to:-

**Hallway:** Doors to Living Room and Kitchen. Stairs to first floor. Double radiator. Wooden effect laminate flooring and brush matting. Thermostatic control and electric meter.

**Kitchen: 8'10 x 8'0 (2.69m x 2.44m)** Range of wall and base units base units with roll edge with top over. Single sink and drainer unit with mixer tap over. Built-in electric halogen hob with extractor hood over. Built-in electric oven and grill. Plumbing for slimline dishwasher. Built-in fridge/freezer. Tiled splash-backs. Wall mounted extractor fan. Wall mounted chrome towel radiator. Feature glass block window to hallway. Door to:-



**Utility Room: 5'2 x 4'7 (1.58m x 1.37m)** Double-glazed window to rear aspect. Space for tumble dryer and plumbing for automatic washing machine with worktop over. Single wall mounted cupboard. Tiled flooring. Wall mounted extractor fan. Door to:-

**Downstairs Cloakroom:** Opaque double-glazed window to rear aspect. White close-coupled w.c. White wall mounted wash hand basin. Tiled flooring.

**Living Room: 17'9 x 12'3 (5.42m x 3.73m)** Double-glazed French doors with side window to front aspect. Two double radiators. Wooden effect laminate flooring. Feature fireplace with fire in-situ. Under-stairs storage cupboard. Television aerial point. Telephone point.



**Landing:** Central stairs up to spacious landing leading to either side with doors to Bedrooms, Bathroom & separate W.C. Two double radiators. Loft access hatch. Intercom security entry phone.

**Bedroom One: 12'8 x 9'2 (3.87m x 2.80m)** Two double-glazed windows to front aspect. Double radiator. Large double cupboard housing hanging rails, storage and combination boiler.



**Bedroom Two: 9'4 x 8'6 (2.84m x 2.59m)** Double-glazed window to rear aspect. Double radiator. Built in double wardrobe.

**Bedroom Three: 8'2 x 8'0 (2.50m x 2.44m)** Double-glazed window to front aspect. Double radiator. Inset ceiling spot-lights.

**Bathroom:** White suite comprising:- panelled bath with mixer shower over and screen. Pedestal wash hand basin with mirror and light over. Tiled walls. Wall mounted extractor fan. Chrome towel radiator. Tiled flooring.

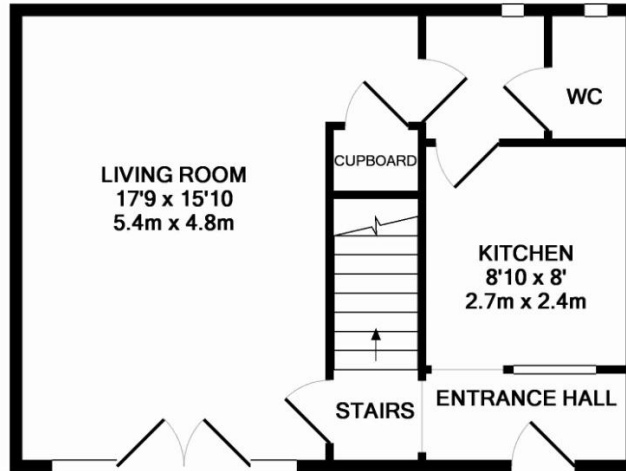


**Separate W.C.:** Opaque double-glazed window to rear aspect. Small double radiator. Close-coupled w.c. Wall mounted white wash hand basin. Tiled flooring. Inset ceiling spotlight.

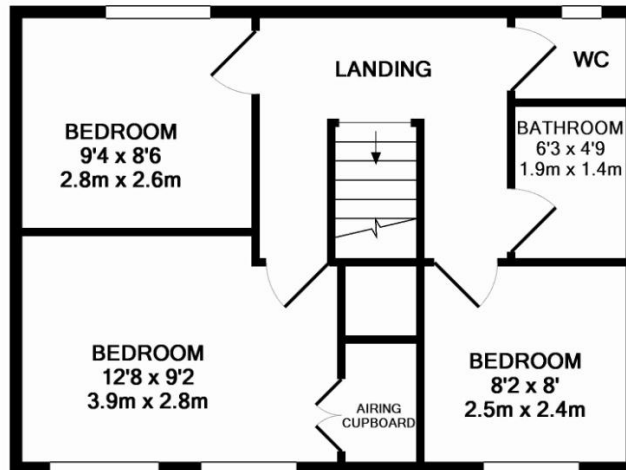
**Outside:** There is no outside space with this property but unallocated parking is available directly in front of it.

**Tenure:** Freehold

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)



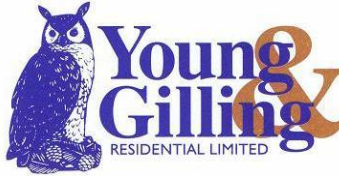
1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 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](mailto:property@youngandgilling.com) or Internet: [www.youngandgilling.com](http://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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