



28 Cambray Place,  
Cheltenham, Glos. GL50 1JX.

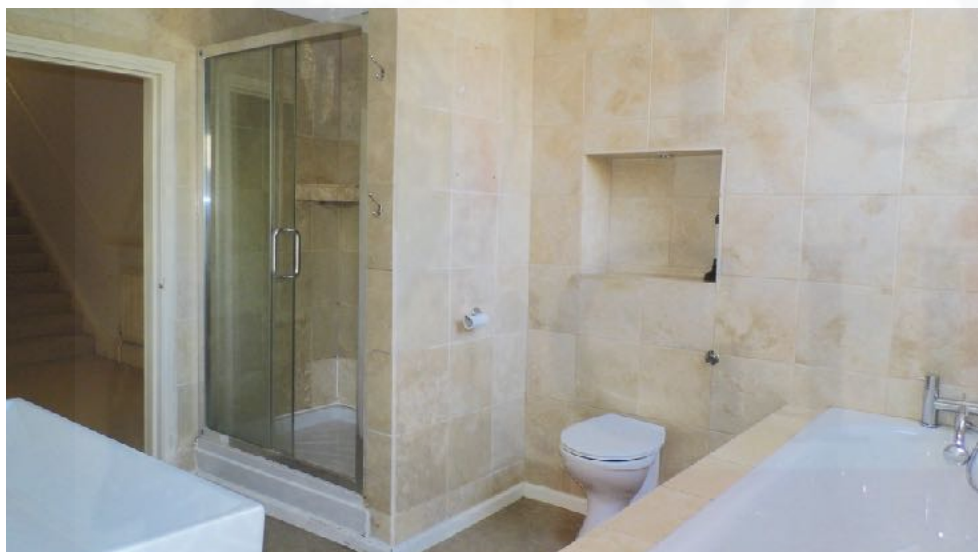
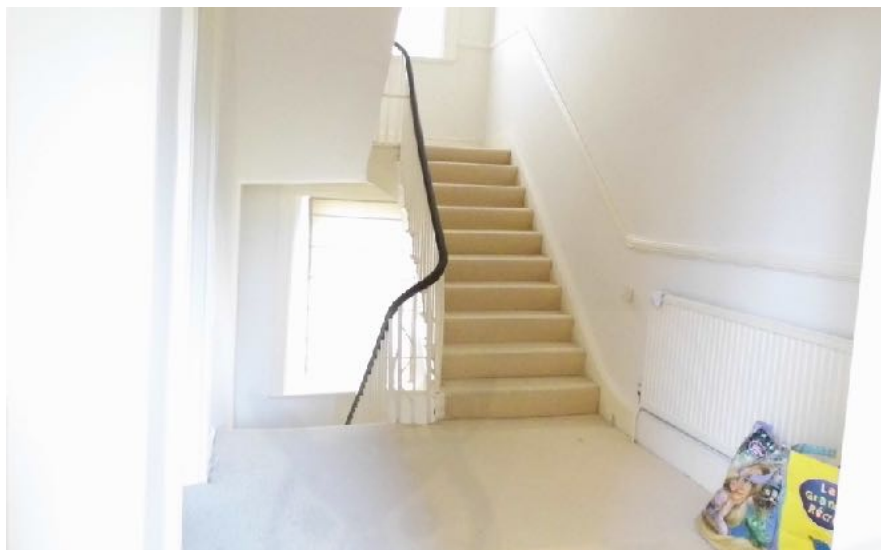
Guide Price: £745,000



A light, airy and spacious Grade II listed, five double bedroom period property. With a wealth of original features, the well-proportioned accommodation is arranged over four floors and briefly comprises large kitchen-diner, formal dining room and living room, separated by connecting doors, two bathrooms, en-suite shower room, and a cloakroom. The property further benefits from gas central heating, rear courtyard garden and off-road parking.









**Tenure:** Freehold.

**Viewing:**

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

**Tel:** 01242 521129



Basement



Ground Floor



First floor



Second Floor

#### **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 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.

[www.youngandgilling.com](http://www.youngandgilling.com)



Ground Floor Suite · 3 Crescent Terrace · Cheltenham · GL50 3PE

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