



## 22 Oak Manor Drive, Cheltenham, Glos. GL52 6SY.

A good sized 3 bedroom semi-detached house situated near the end of a cul-de-sac.

There are two separate reception rooms, a kitchen, two double bedrooms, one single bedroom and a bathroom.

There are front and rear gardens, a driveway and a garage.

It is gas centrally heated and double-glazed.



Guide Price: £280,000

**Directions:** From Cheltenham town centre, head east onto Albion Street and onto Berkeley Street, taking the fork left onto the A435 London Road. Go straight over the first set of traffic lights and turn left at the second set onto Hales Road. Carry on along Hales Road and Old Manor Drive is the final turning on the left before you reach the double mini-roundabouts for Hewlett Road, Harp Hill and Priors Road.

**Room Dimensions (depth x width):**

**Hallway:** 4.244m x 1.878m  
**Living Room:** 4.241m x 3.979m  
**Kitchen:** 3.363m x 2.484m  
**Dining Room:** 3.384m x 3.366m  
**Bedroom 1:** 3.625m x 3.684m

**Bedroom 2:** 3.976m x 3.368m  
**Bedroom 3:** 2.492m x 2.894m  
**Bathroom:** 2.188m x 1.944m  
**Rear Garden:** 10.82m x 8.956m (at widest)







**Tenure:** Freehold.

**Viewing:**

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

**Tel:** 01242 521129

**Email:** [property@youngandgilling.com](mailto:property@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, 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.



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