

**30 St Luke's Road, Cheltenham, Glos.
GL53 7JJ.**



A mid-terraced house in need of full-renovation positioned opposite the Church in the much sought after location of St Luke's.

The house is set over four levels, including basement and attic rooms, and a small courtyard that is accessible from the basement.

Due to the current condition of this property cash buyers only are encouraged.

Guide Price: £500,000



Front Ground Floor



Rear Ground Floor



First Floor Front



First Floor Front



First Floor Rear



Second Floor Front



Basement Front



Basement Front



Basement Rear



Courtyard Garden

Tenure: Freehold.

Viewing:

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

Tel: 01242 521129

Email: property@youngandgilling.com

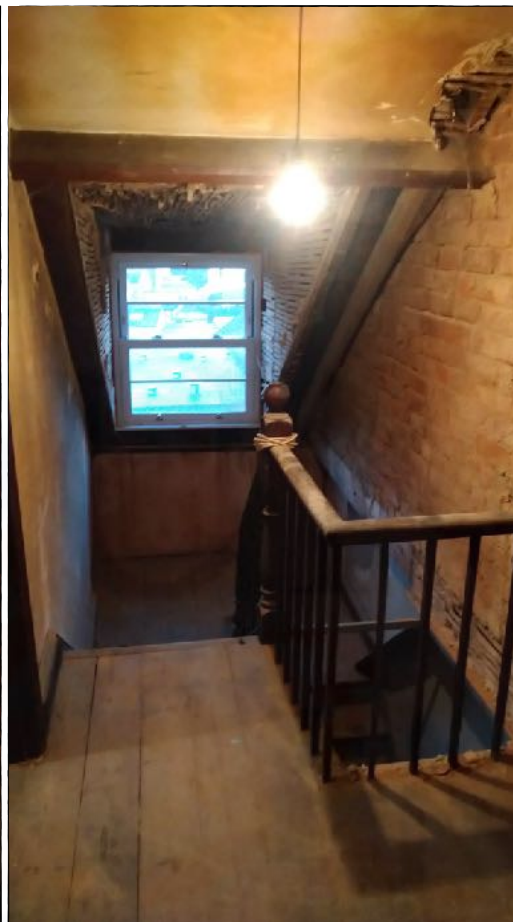
Web: www.youngandgilling.com



Ground Floor Hallway



First Floor Landing



Second Floor Landing



Second Floor Rear

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

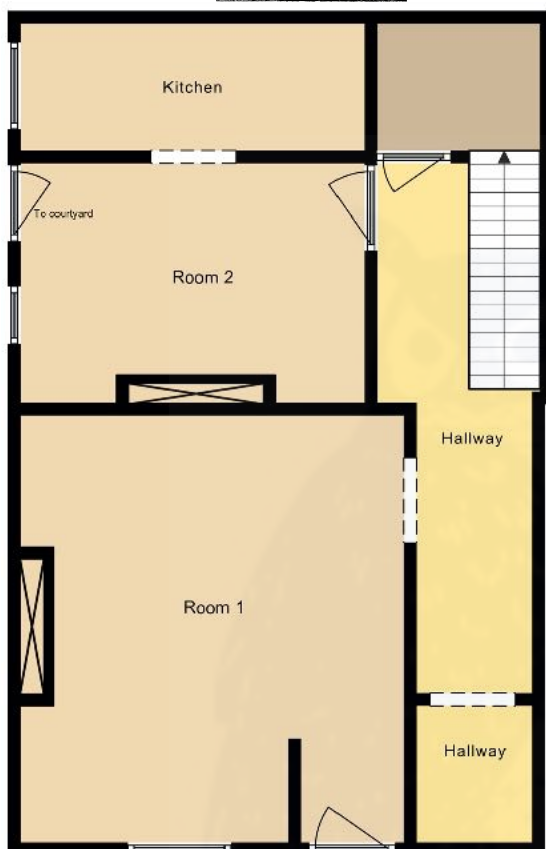
As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) - Estate Agents are required to formally identify prospective purchasers & Vendors and their source of 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.

Basement



Ground Floor



First Floor



Second Floor



Dimensions (max. width x depth):

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

Room 1: 3.73m x 4.81m
Room 2: 3.94m x 3.06m
Kitchen: 3.94m x 1.45m
Room 5: 4.21m x 4.81m
Room 6: 3.94m x 4.75m

Room 3: 4.21m x 4.81m
Room 4: 3.94m x 4.75m
W.C.: 1.74m x 0.76m
Room 7: 5.50m x 2.82m
Room 8: 4.01m x 2.71m