

**108 Long Mynd Avenue, Up Hatherley,
Cheltenham, Glos. GL51 3QS.**

A 3 bedroom semi-detached house in the much sought after area of Up Hatherley. Being placed on the market for the first time in over 50 years, this good sized house is superbly located overlooking a green

The property consists of a large lounge/dining room, kitchen, utility porch & bedroom on the ground floor, with two bedrooms & bathroom on the first floor.

Benefits include gas central heating, uPVC double-glazing, large rear garden & garage.

Offering plenty of scope for reconfiguring & extending (STPP) early viewing is recommended. Available with no onward chain.



Guide Price: £350,000

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Living Room



Living Room

Kitchen





Kitchen

Study



Bathroom

Bedroom One





Bedroom One

Bedroom Two



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.

Tenure: Freehold.

Viewing:

By prior appointment through Young & Gilling Ltd, First Floor Suite, 1 Royal Crescent, Cheltenham, GL50 3DA.

Tel: 01242 521129

Email: property@youngandgilling.com

Web: www.youngandgilling.com

This property is connected to a member of staff at
Young & Gilling



Rear Garden



Dimensions (max. width x depth):

Living Room:	6.01m x 4.19m	Kitchen:	2.68m x 4.03m
Bedroom Three:	3.20m x 3.01m	Bathroom:	1.66m x 2.27m
Bedroom One:	3.24m x 4.14m	Bedroom Two:	2.66m x 2.82m
Utility:	1.45m x 4.06m		

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