



112 Gloucester Road, Cheltenham GL51 8NS
Auction Guide £225,000



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- For Sale by Modern Auction – T & C's apply
- CASH BUYERS ONLY as the property has no kitchen
- Subject to Reserve Price
- The Modern Method of Auction
- In need of complete refurbishment
- Chain Free
- Off road parking for one car to the rear
- Buyers fees apply
- Cheltenham Borough Council - Tax Band C £1,907.18 (2024/2025)
- EPC Rating D56

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Accommodation

As you walk into the property, the entrance hall has stairs to the first floor and doors to the Living Room and Dining Room. The Living Room is at the front of the property and has a gas fireplace and two built-in storage cupboards on either side. The second door off the entrance hall leads into the extended downstairs accommodation which comprises a dining/Kitchen/Family room, with three skylights and space at the rear for bi-fold doors. Under the stairs, there is space for a downstairs cloakroom. On the first floor, there is a double bedroom to the front with a range of fitted wardrobes, along with a further cupboard over the stairwell. The second bedroom features fitted wardrobes and a door leading to the en-suite shower room which has a wall-mounted boiler. From this bedroom, a step down leads into the rear extension, which is versatile and could accommodate a further bedroom and bathroom. Outside, to the rear of the property, from the garden, there is a detached coach house which is located over two floors. The ground floor could comprise of open plan living and kitchen and a shower room/WC. The stairs to the first floor lead to a further room with skylight windows. This building would be ideal for annex accommodation, working from home or potentially Airbnb. At the back of the coach house, there is off-road parking for one car which is accessed via the Queen's Retreat.

Location

Located on the outskirts of Cheltenham town centre, the area benefits from convenient access to many amenities to include supermarkets, doctors and schooling. A short distance away you will find the town centre and the ever popular Brewery Quarter offering many more bars, restaurants and leisure facilities. Cheltenham train station is a short walk away offering direct train line to London Paddington station, making the area ideal for commuting.

Material Information

Tenure: Freehold.
Planning ref - 21/01904/FUL
Council Tax Band: Tax Band C

Local Authority and Rates: Cheltenham Borough Council £1,907.18 (2024/2025)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains
Broadband speed: Standard 6 Mbps, Superfast 80 Mbps Ultrafast 9000 Mbps.
Mobile phone coverage: EE (Limited) 02 (Likely) Vodafone (Limited) and Three (Limited)

Auction information

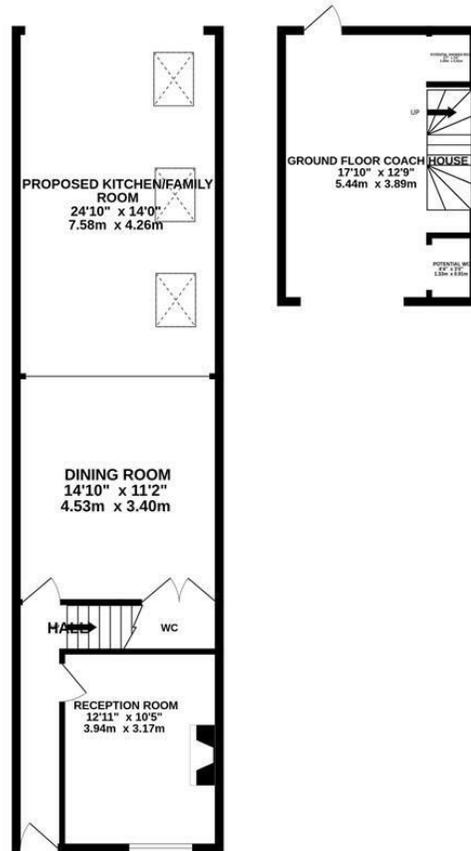
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

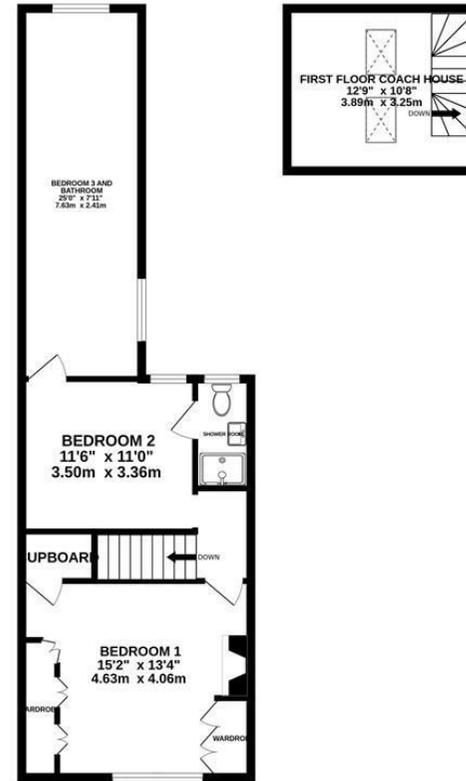
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

