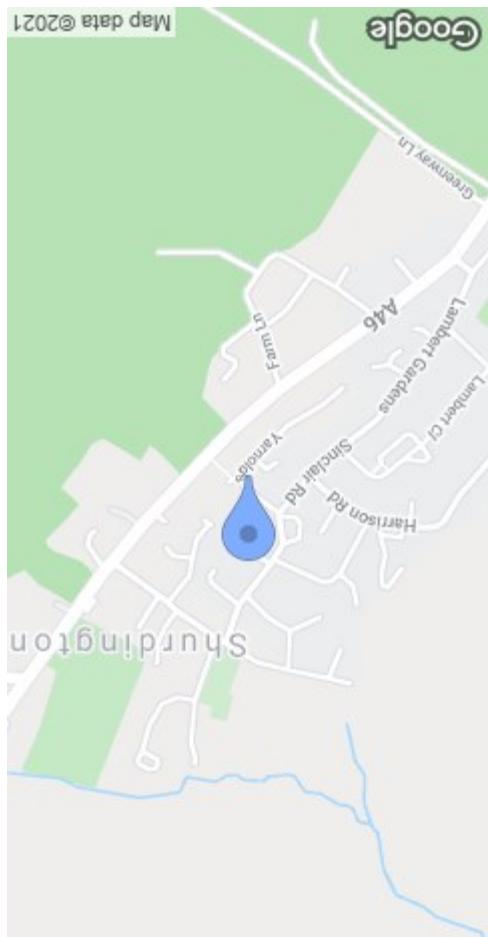
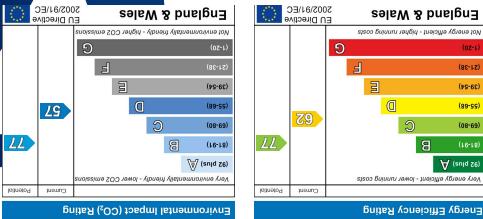


in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. Please note that particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not complete the guarantee. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you.



Offers Over £129,995

Two double bedroom ground floor flat in need of modernisation. Situated in a popular residential location on the outskirts of Cheltenham benefits include double glazed windows, gas fired central heating, spacious accommodation, communal front garden areas and no onward chain.

The charming village of Shurdington is conveniently located within a fifteen minute drive of the ever popular town of Cheltenham Spa. Local amenities include a primary school, local post office, church, hairdresser, public houses and sports clubs with further additional services located in both Cheltenham and Gloucester City Centres. Regular public transport links allow access into both city centres which provide train links, whilst additional motorway links allow Birmingham and Bristol to be accessible within one hour's drive.



Fob entry into:

COMMUNAL ENTRANCE AREA

Double glazed door leads into the flat into:

ENTRANCE HALLWAY

Telephone entry system, single radiator, power point, thermostat controls, airing cupboard housing lagged hot water tank, slatted shelving and storage space.

LOUNGE

16'8 x 10'5 (5.08m x 3.18m)

Gas fire with a backboiler supplying the central heating, picture rail, double radiator, power points, tv point, telephone point, double glazed windows to front and side elevations.

KITCHEN/BREAKFAST ROOM

10'3 x 9'9 (3.12m x 2.97m)

A range of base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, power points, cooker point, space for freestanding fridge/freezer, plumbing for automatic washing machine, single radiator, double glazed window to side elevation.

BEDROOM 1

16'7 x 9'9 (5.05m x 2.97m)

Power points, single radiator, double glazed window to front elevation.

BEDROOM 2

9' x 7'9 (2.74m x 2.36m)

Single radiator, double glazed window to side elevation.

BATHROOM

9'2 x 5' (2.79m x 1.52m)

Suite comprising panelled bath with electric shower over, low level w.c., vanity wash hand basin with cupboard below, tiled splashbacks, single radiator, double glazed frosted window to side elevation.

OUTSIDE

There are communal gardens to the front and an en-bloc storage shed (on the deed).

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: A
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Leasehold.

LEASE

125 Years From 1991.

MAINTENANCE CHARGES

£100.00 Per Calendar Month.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the "Walls" roundabout proceed towards Birdlip Hill taking the left hand turning signposted to Shurdington and proceed along passing Endsleigh Insurance then left into Lambert Avenue. Continue to the next "T" junction then turn left then right into Yarnolds where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).