



**88 Tobyfield Road, Cheltenham, GL52 8PG**

**£1,750 Per Calendar Month**

Thomas and Thomas and pleased to present this immaculate three bedroom home in the popular Bishops Cleeve area available to rent from August.

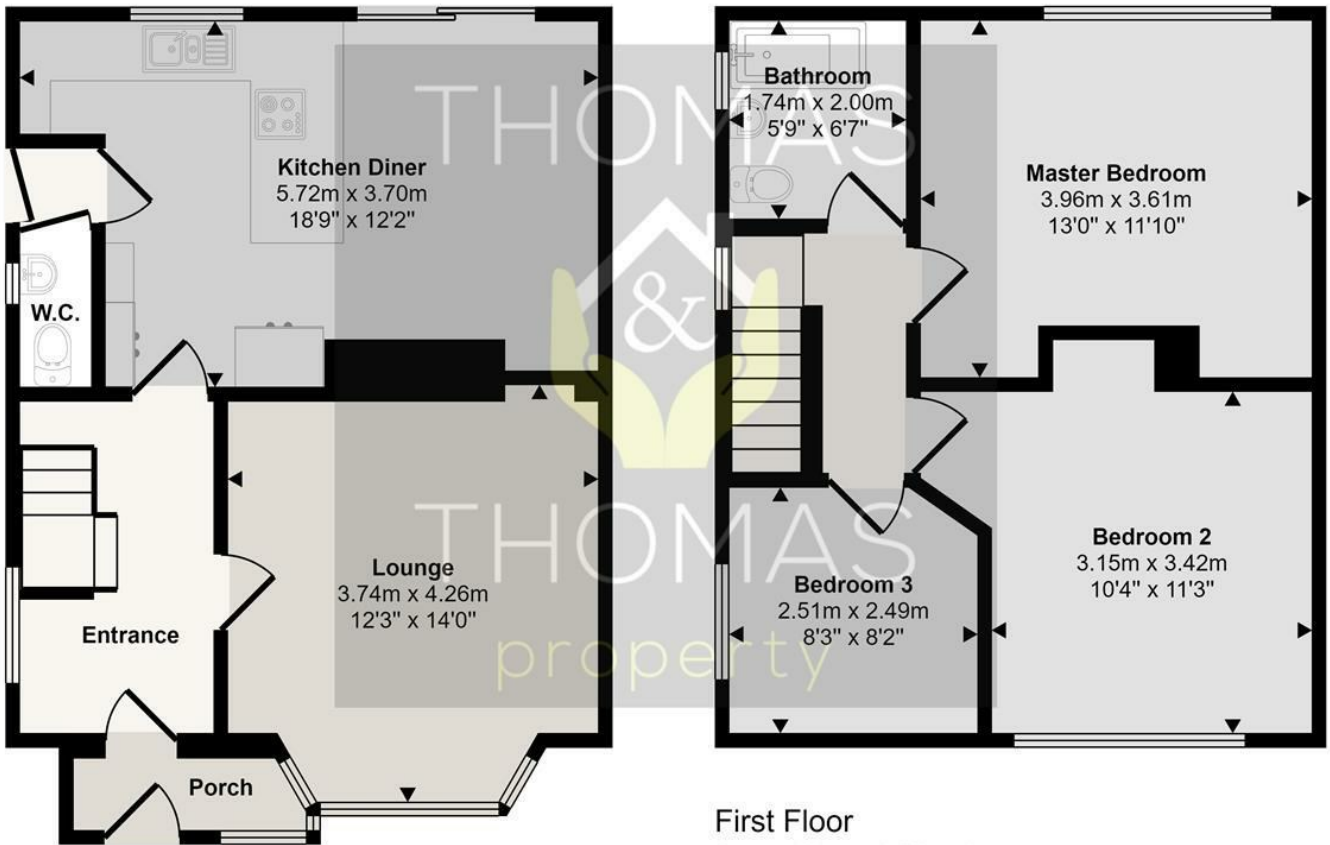
Comprising of: Porch area leading through to the hallway, to the right is the good sized lounge with bay window. To the back of the property is the kitchen / diner which includes integrated fridge / freezer, dishwasher and freestanding washing machine. There is also a downstairs WC and side door to the garden.

Upstairs there are two large double bedrooms, a single bedroom and modern family bathroom with shower over bath.

To the front of the property is un-allocated off road parking. AVAILABLE AUGUST.

- Three Bedrooms
- Un-allocated Off Road Parking
  - Bishops Cleeve
- Show Home Condition
  - Kitchen / Diner
  - Available August

Approx Gross Internal Area  
87 sq m / 937 sq ft



**Ground Floor**  
Approx 45 sq m / 485 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>83</b>               |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  | <b>83</b>               |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.