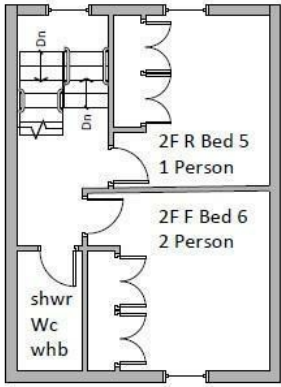
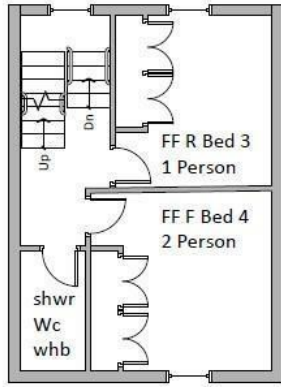


The background of the image is a three-story white building with a bay window on the ground floor. The building has several windows, some with white frames and others with dark frames. A black metal fence is in the foreground, and a dark car is partially visible on the left. A green trash bin is on the right. The sky is overcast.

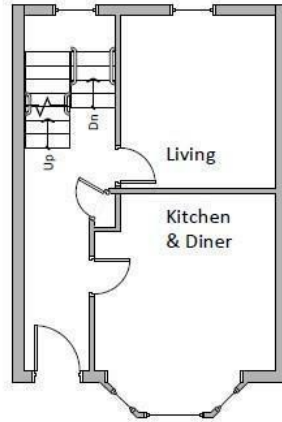
**ROOM 1, 23 GLOUCESTER PLACE  
CHELTENHAM  
GL52 2RN**



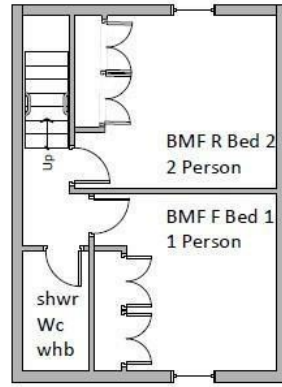
SECOND FLOOR



FIRST FLOOR

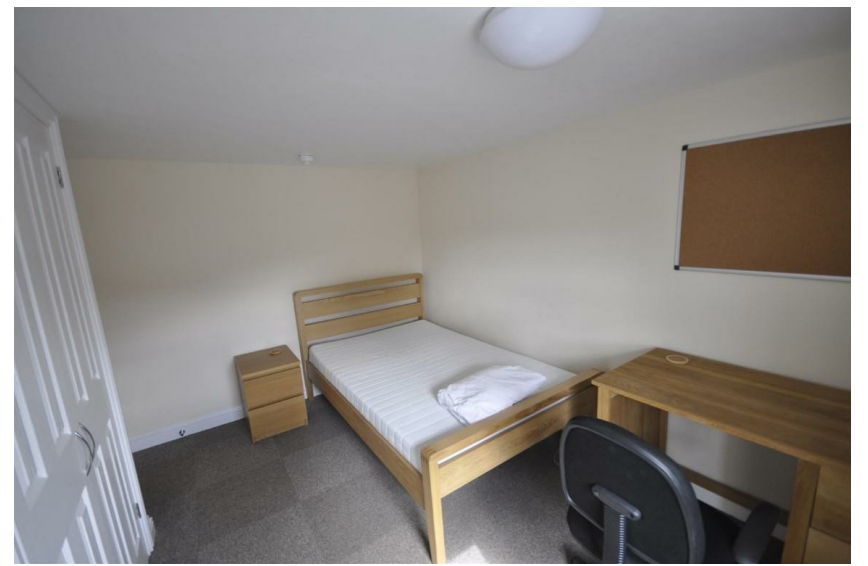


GROUND FLOOR



BASEMENT FLOOR





## PCM £570 PCM

IN THE FIRST INSTANCE PLEASE EMAIL YOUR ENQUIRY - custom designed Six Bedroom Student/professional property situated in the very centre of Cheltenham. The property benefits from Under-Floor Heating, every room has its own thermostatic control. Room 1 is on the lower ground floor and offers a Fitted Double Wardrobe, Three Quarter width Bed, Desk and Chair . The house offers Three Spacious DOUBLE SHOWER ROOMS (one on each floor), so every student is only ever sharing with one other person. The Fully Fitted Kitchen includes good quality White Goods and there is a Dining Area with Table and Chairs, plus a separate Lounge with Smart TV and an outside Courtyard area, ideal for socialising. THE PROPERTY IS OFFERED ON A FURNISHED BASIS at £570.00 Per Room per Month and includes all bills, plus high speed broadband.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	

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Included COUNCIL TAX BAND  
 Exempt