

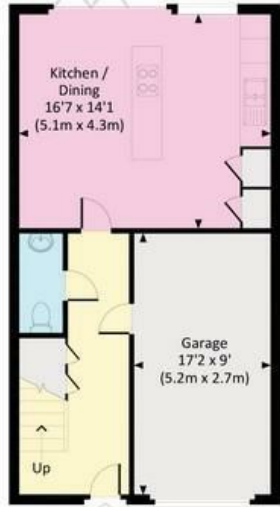


**21 STATION STREET
CHELTENHAM
GL50 3LX**

STATION STREET, GL50

Approx. gross internal area 1125 Sq.Ft. / 104.6 Sq.M.

Approx. gross internal area 1289 Sq.Ft. / 119.8 Sq.M. Inc. Garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingo.com - +44 7793 974 209



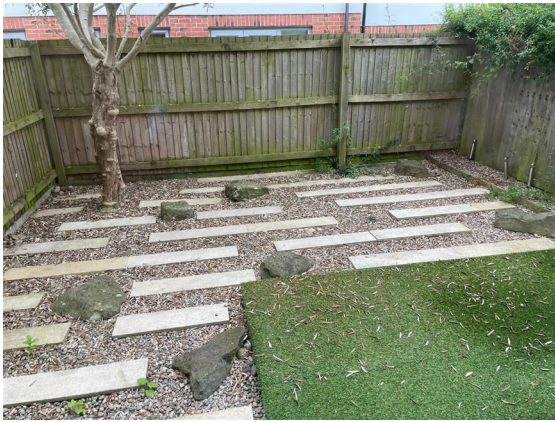


Per Calendar Month

£1,800 Per Calendar

PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE -- A most delightful and well presented THREE BEDROOM, TWO BATHROOM modern town house offering gas centrally heated and double glazed accommodation of entrance hall, cloakroom (wc), large kitchen/dining room (with underfloor heating and bi-fold doors, first floor living room, double bedroom and bathroom, second floor offering a further double bedroom suite with dressing area and en suite shower room and access to the balcony and the third bedroom also has access to the balcony. The property also has a garage and parking together with very pleasant rear garden.








Local Authority Gloucestershire	Council Tax Band: D Annual Price: £2,157
Conservation Area Central	Flood Risk No Risk
Floor Area 1,119 ft ² / 104 m ²	Plot Size 0.02 Acres
Mobile Coverage	Broadband
EE ●	Basic 28 Mbps
Vodafone ●	Superfast 73 Mbps
Three ●	Ultrafast 9000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✗	

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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Cheltenham COUNCIL TAX BAND D