



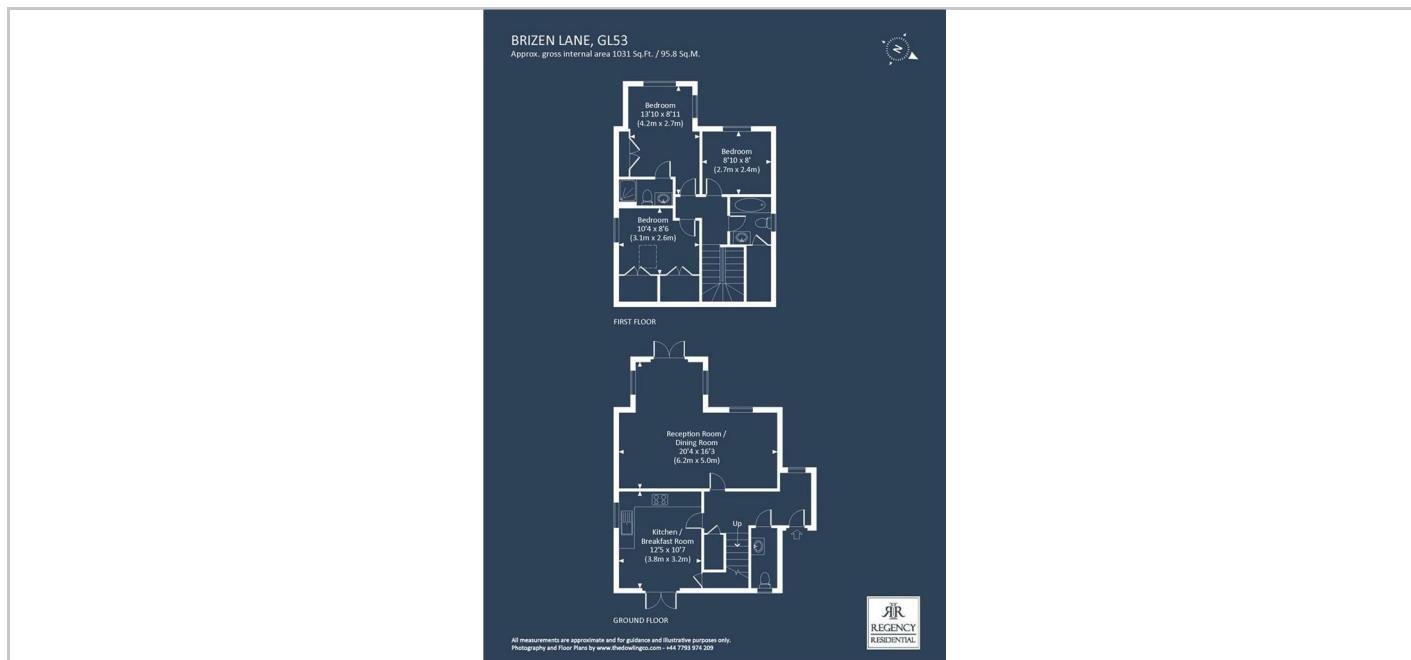
11a Brizen Lane, Cheltenham, GL53 0NG

£1,750 Per month

TO LET



- Three Bedrooms
- Two Bathrooms
- Off Road Parking
- Good School Catchment
- Council Tax Band - D
- Unfurnished
- West Facing Garden
- Gas Fired Underfloor Heating
- Desirable Location
- EPC Rating - D



Directions

THE PROPERTY

A three bedroom, recently redecorated detached modern house with good sized accommodation arranged over two floors, located 0.3 miles from Leckhampton high School and with good access to central Cheltenham and the M5.

On the ground floor the sitting/dining room enjoys double opening doors in to the garden and a gas fire. The modern kitchen/breakfast room is a good sized space with hob, oven, fridge freezer and a large under-stairs cupboard, double doors to the front gravelled garden and a range of cupboard and drawer units. From the hall is a downstairs cloakroom.

There are three bedrooms on the first floor with the main bedroom benefiting from a fitted en suite shower room and a family bathroom serving bedrooms two and three. There are built in wardrobes in bedrooms one and two. The property is warmed by gas fired under floor heating throughout.

Outside, to the front is a tarmac parking area with a gravelled area adjacent for additional parking if required. At the rear is a fully enclosed garden laid mostly to lawn, facing west and overlooking open space.

SITUATION