

PROPERTY AVAILABLE TO LET
1 Bedroom Maisonette Apartment
Hawthorn Rise, Stroud, GL5

Asking Price £695 per calendar month
www.griffithnobes.co.uk



ONE BEDROOM | GROUND FLOOR MAISONETTE | ELECTRIC HEATING | RECENTLY REFURBISHED
UNFURNISHED ACCOMMODATION | INTEGRATED KITCHEN APPLIANCES | BATH WITH SHOWER
EPC RATING: C | DOUBLE GLAZING | PARKING SPACE | PRIVATE GARDEN

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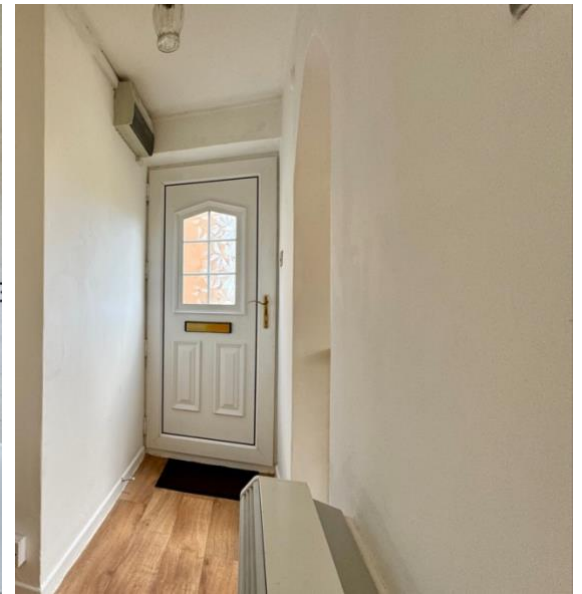
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Hawthorn Rise, Cashed Green, Stroud, GL5

We are pleased to offer for rent this newly refurbished one-bedroom ground floor maisonette in Westrip, Stroud. Offering unfurnished accommodation, this home is a perfect blank canvas for your personal touch.

The property features an entrance hall leading to the kitchen, bathroom and lounge area. The kitchen is modern and well equipped with ample worktop and cupboard space and benefits from integrated appliances including electric oven with grill, electric hob, microwave and extractor hood. There is under-counter space for you to install your own free-standing washing machine and a dedicated space for you to put a fridge-freezer.

The living space is a good size and is light and bright thanks to a large double-glazed bay window looking out onto the garden space. The double bedroom offers ample space and comfort. The bathroom is equipped with both a bath and an electric shower above with shower screen, toilet and basin with mirrored bathroom cabinet and electric heated towel rail.

Additional benefits include double glazing and efficient electric radiators offering year-round comfort, and the property benefits from a dual-tariff electricity meter currently. Outside, you'll find a fenced private rear garden exclusively for your use, an ideal space for gardening, barbecues, or simply unwinding. An outside cupboard to the right of the front door, with both light and shelving provides a convenient and useful storage space. The property has an allocated parking space. Located in a friendly neighbourhood, this maisonette is the perfect place to call home.

Council Tax Band: **A (£1,450.45)** EPC Rating: **C**

Utilities: **Mains Electric, Mains Water, Mains Sewer – No Gas.**

Broadband: **Standard up to 8Mbps*, Superfast up to 56Mbps***

Phone Network: **EE, Three, o2, Vodafone (Some limited coverage)***

*Information obtained from Ofcom Website, June 2024.

Holding Deposit: **£160.38 (equivalent to 1 weeks' rent)**

Security Deposit: **£801.92 (equivalent to 5 weeks' rent)**

Available: **24th June 2024, earlier/later may be possible.**

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: hello@griffithnobes.co.uk for further info.



IMPORTANT NOTE:

These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The Landlord does not make or give, nor do Griffith Nobes Lettings and Management Ltd ("we") or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property which are NOT included unless specified in writing.

We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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