



P 8 am - 8 pm
Permit holders **Z5**
or
2 hours
No return
within 2 hours

{ WINSTONIAN ROAD CHELTENHAM GL52
£1,600 PER MONTH AVAILABLE 07/09/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Winstonian Road Cheltenham
GL52**

**£1,600 Per Month
Unfurnished**

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Two Bedrooms, - Family Bathroom, -
Living Room, - Dining Room, - Kitchen, -
Extension/study

Council Tax

Council tax band not specified

Hamptons

105 Promenade
Cheltenham, GL50 1NW
01242 263559
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www.hamptons.co.uk

{ WOULD YOU LIKE TO BE LIVING IN THIS SPACIOUS TWO BEDROOM HOME?

The Property

An immaculately presented, unfurnished, two bedroom end of terrace house, recently redecorated and available now. There is an open plan living/dining room area with an ornamental fireplace and from the dining room there is the doorway to a compact kitchen (with some appliances) and a useful light and airy extension leading into the garden. Upstairs there are two double bedrooms and a family bathroom with both a bath and a separate shower cubicle. There is on road parking subject to permit and the deposits is equivalent to 5 weeks rental. Council tax band C.

Outside

There is a low maintenance garden laid mainly to grass and on road parking by permit.

Location

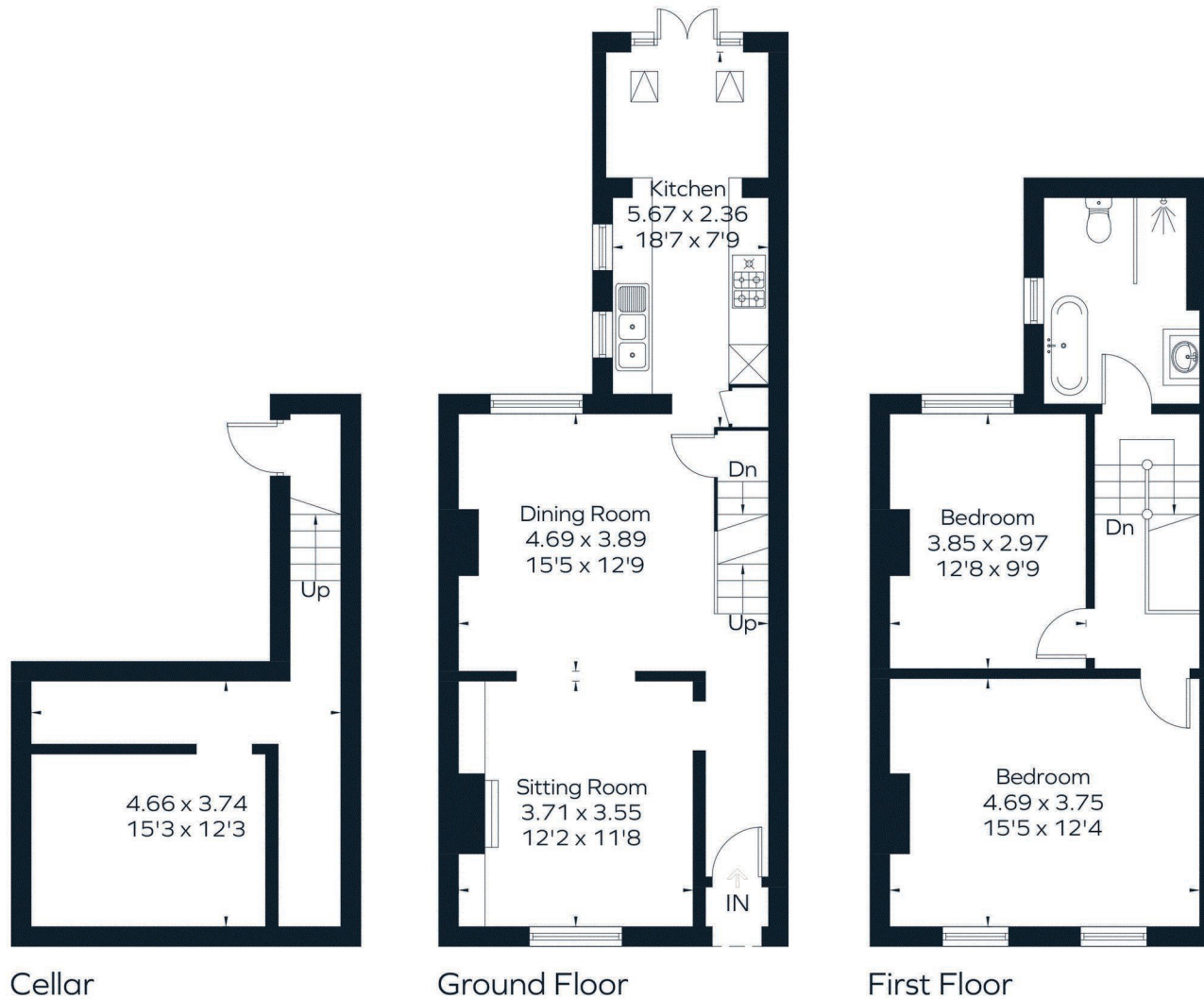
Close to the amenities of both Cheltenham Town Centre and the open space of Pitville Park, this house provides comfortable living in a great location with a short walk to shops and leisure facilities.



Approximate Area = 92.8 sq m / 999 sq ft

Cellar = 20.6 sq m / 222 sq ft

Total = 113.4 sq m / 1221 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 320636

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating	
Current	Potential
76	90

Energy Efficiency Rating scale (A to G) with current rating of 76 and potential of 90. Includes text: 'EU Energy Efficiency Directive 2002/91/EC' and 'England & Wales'.

