8 Warren Close, Churchdown, GL3 1JP

£1,300 Per Calendar Month

TO LET

CHOSEN
ESTATE AGENTS

Floor 0

Hallway
24'0" x 10'10"

Entry
6'3" x 4'0"

5'10" x 9'7"

5'6" x 8'2"

10'6" x 7'9"

Kitchen
17'8" x 7'10"

Floor 1

14'11" x 7'9"

15'6" x 13'4"

Landing
3'0" x 7'10"

11'8" x 8'2"

Bathroom
12'4" x 5'6"

Approximate total area⁽¹⁾
1170.52 ft²

Reduced headroom
13.59 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

GIRAFFE360

THE PROPERTY

Chosen Estate Agents are delighted to offer this beautifully presented family home in a sought after area within Churchdown. This property benefits from open plan living space, a newly fitted bathroom and off road parking for several vehicles.
This delightful family home offers large lounge with feature marble fire place, through to the dining room with glazed patio doors to the garden
The kitchen has a built in gas hob and electric oven and well equipped with walland base units. Off the kitchen is a SNUG/ UTILITY ROOM and also a separate STUDY
To the first floor there are three DOUBLE bedrooms with the master being extended. The bathroom is newly fitted with white suiteand separate shower cubicle. with separate WC
The property is waremed vis gas central heating and is double glazed throughout. To the front the drive is bloc paved allowing off road parking for 2 cars. There is side access to the rear garden with lawn and patio areas along with a shed for storage
A pet will be considered at an extra £50.00pcm

A viewing day will be held on Saturday 11th May 2023 so please call us to book your appointment.
Holding Deposit: £300.00 based on 1 weeks' rent of asking price
Security Deposit: £1500.00 based on 5 weeks' rent of asking price
Council Tax band: C
Local Authority: Tewkesbury Borough
EPC Band:
Electricity supply: Mains Gas Supply: Mains Water supply: Mains
Sewerage: Mains Heating: Gas central Heating
Mobile phone coverage: i.e EE, Vodaphone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

SITUATION

Directions

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