



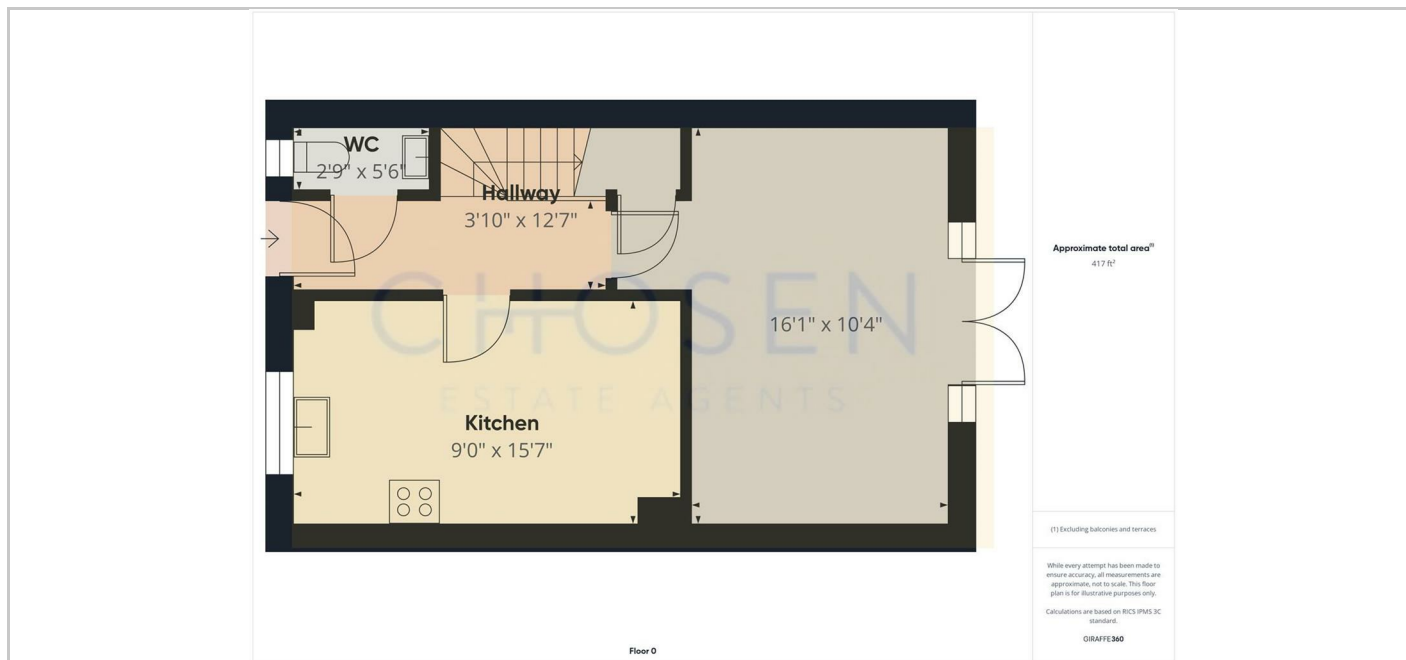
12 Spindle Way, Hardwicke, Gloucester, GL2 4FD

£1,500 Per Month

TO LET

CHOSEN  
ESTATE AGENTS

- AVAILABLE NOW
- ENSUITE TO MAIN BEDROOM
- FRIDGE FREEZER & WASHING MACHIINE INCLUDED
- NEW BUILD HOME
- ELECTRIC CHARGING POINT
- THREE BEDROOMS
- WARDROBE INCLUDED
- BRAND NEW THROUGHOUT
- PARKING FOR 2 CARS
- EPC A



## Directions

## THE PROPERTY

Chosen Estate Agents are proud to offer this delightful NEW BUILD PET FRIENDLY three-bedroom, semi-detached house in a great location.

The Hatfield design, by Crest Nicholson is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

To the outside the garden is laid to lawn, there are off road two parking spaces and electric car charging point.

Further benefits of this fine property include double-glazing, gas fired central heating, Pets will be considered at an extra cost of £50 pcm

Holding Deposit: £346.00 based on 1 weeks' rent of asking price

Security Deposit: £1730.00 based on 5 weeks' rent of asking price

Council Tax band: TBC Local Authority: Stroud

EPC Band: A

Electricity supply: Mains Gas Supply: Mains Water supply: Mains Sewerage: Mains

Heating: Gas Central Heating Mobile phone coverage: i.e EE, Vodafone, 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

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)