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Gloucester Road Cheltenham, GL51 8NZ	
Monthly Rental Of £500	P <sup>2</sup> Stream and an and the first test and stream and the Stream Str Stream Stream Str Stream Stream Stre

No Onward Chain

£24,000PA+ Rental Income

**Basement Living Space** 

224,000FA+ Kental Income

**Courtyard Garden & Parking** 

**Great Location** 

**Rear Access** 

INVESTMENT PROPERTY - TENANTS CURRENTLY IN SITU\* Proudly presented to you by Move Estate Agents, this terraced property is currently let as a professional House in Multiple Occupation providing five rooms, set over three floors. Situated on Gloucester Road this property is very well located for both Cheltenham town centre, large local employers, train station and local amenities.

Currently let to professional tenants generating a gross rent of approximately £24,000+ PA. The property is to be sold with all tenants currently in place and is to include all furniture. The tenants are all professional and are let on a single occupancy basis.

Please contact Move to arrange a viewing. Awaiting vendors approval.

## **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92-100) Δ В (81 - 91)C (69-80) D (55-68) E (39-54) F (21 - 38)G Not energy efficient - higher running costs EU Directive England, Scotland & Wales 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.