



2 Kings Head Lane
Withington, Gloucestershire

TO LET

A pretty terraced period cottage in a popular village location

Accommodation

Sitting/Dining Room • Kitchen • Shower Room
First Floor: 2 Bedrooms
Courtyard Garden • Parking for 1 Car

Situation & Amenities

Andoversford 3 miles • Cheltenham 7.5 miles • Northleach 9 miles • Cirencester 10 miles
(all distances approximate)





Withington is a pretty Cotswold village located between Northleach and Cheltenham. Cirencester offers an excellent range of shops and services whilst the larger centre of Cheltenham offers extensive shopping and cultural amenities. Access to the M4 and M5 motorways, and the A40 to Oxford.

Fixtures and Fittings

Available to let **furnished**. Electric cooker with extractor over. Fridge freezer, table top dishwasher & washing machine.

(Please note the photographs taken were from a previous marketing campaign and any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).

Services

 Main water  Main electricity  Private drainage  Oil central heating.
 Telephone and Broadband subject to individual packages. Accessibility can be checked online via: checker.ofcom.org.uk.

Council Tax: Band D. Cotswold District Council- Tel 01285 623000.

Outgoings The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as a deposit.

Viewings Strictly by appointment - Tel: 01993 822325.

Directions GL54 4BD

From Burford travel on the A40 towards Cheltenham. Continue across the roundabout at Northleach, staying on the A40 for approximately 6 miles. As the road becomes a dual carriageway, turn Left signed to Withington (3 miles) and Compton Abdale. Continue on this road and at the T junction, turn right signed Withington (2 miles). Proceed down the hill into the village, continue through the S bend, and take the left turning signposted to Roman Villa, Yanworth. No. 2 Kings Head Cottage is then the 2nd cottage on the left, with allocated parking at the end of the row of cottages. **What3Words** ///scrambles.quality.splash

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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