





## Townsend Street

Cheltenham

**\*\* NO ONWARD CHAIN \*\*** Three-bed terraced investment in Cheltenham with tenants in situ. £18,330 annual rent. 7.33% gross yield Central location, cellar, courtyard, gas central heating, UPVC glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom Rental Property
- Tenants In Situ Producing Immediate Income
- £18,330 Current Annual Rental Income
- Approximately 7.33% Gross Rental Yield
- Two Generous Double Bedrooms Upstairs
- Separate Living Room
- Useful Cellar Storage Space
- Private Low-Maintenance Rear Courtyard
- Walking Distance To Cheltenham Town Centre
- Established Buy-To-Let Investment Opportunity

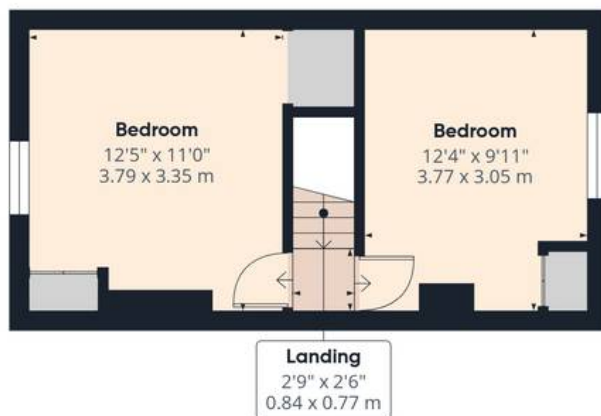




Floor -1



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

796 ft<sup>2</sup>

73.9 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Move Estate Agents Cheltenham

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