



## 3 Baytree Square North, Stroud, GL5 3AE

£1,000 Per Month

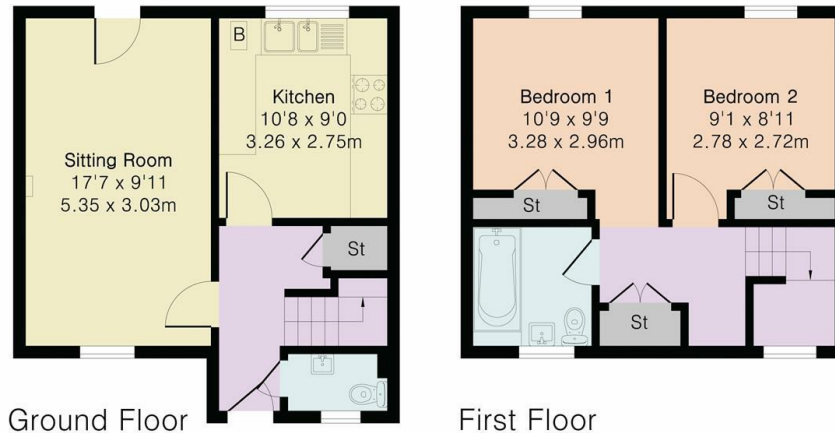
- Newly decorated
- Two parking spaces (tandem spaces)
- Council tax band B
- Very well presented
- Close to local amenities
- EPC Rating C
- Two bedroom home
- Available NOW



**Approximate Gross Internal Area 712 sq ft - 67 sq m**

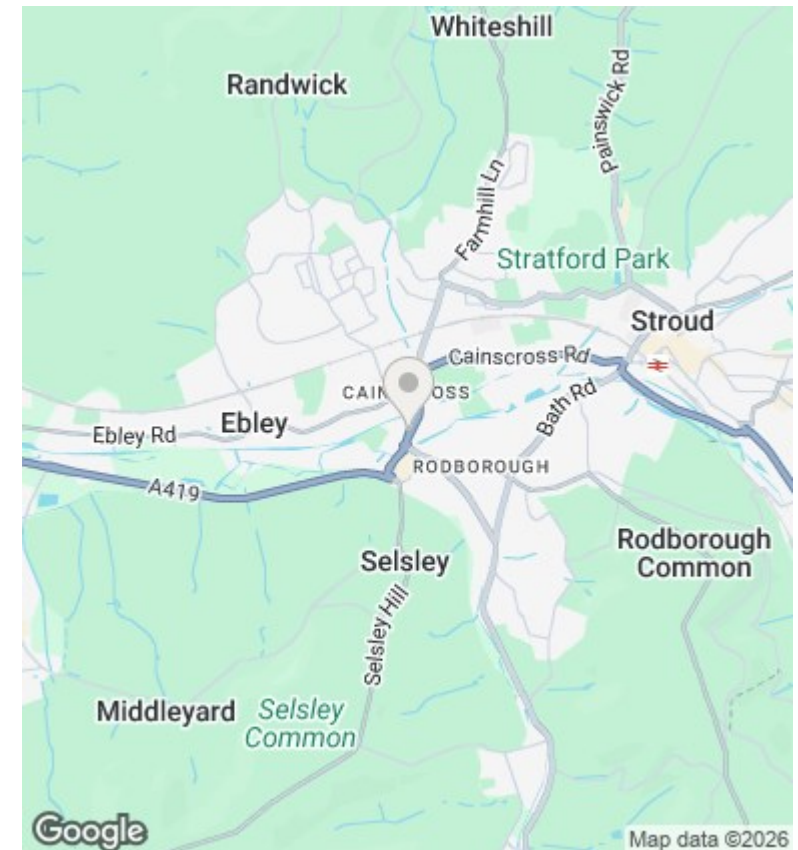
Ground Floor Area 372 sq ft – 35 sq m

First Floor Area 340 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**PETER JOY**  
Sales & Lettings



## Directions

## Viewings

Viewings by arrangement only. Call 01453 833847 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>90</b> |
| (69-80) <b>C</b>                            | <b>75</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |