

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£1,300 pcm

Elmstone Hardwicke, Cheltenham, Gloucestershire,  
GL51



2

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
Info@wilkinsonslm.co.uk

01684 367736





- Detached Cottage
- Kitchen/Dining Room
- Lounge
- Utility Room
- Conservatory
- Entrance Reception Room/Study
- Bathroom Suite
- Two Double Bedrooms
- Rear Garden
- Garage & Off Road Parking

Wilkinson SLM are happy TO LET a delightful two bedroom detached cottage in Elmstone Hardwick situated on a quiet road with beautiful landscape views.

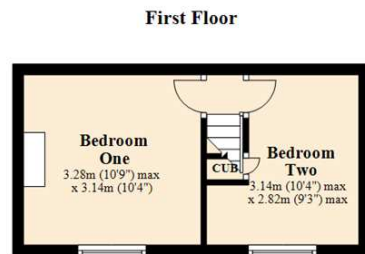
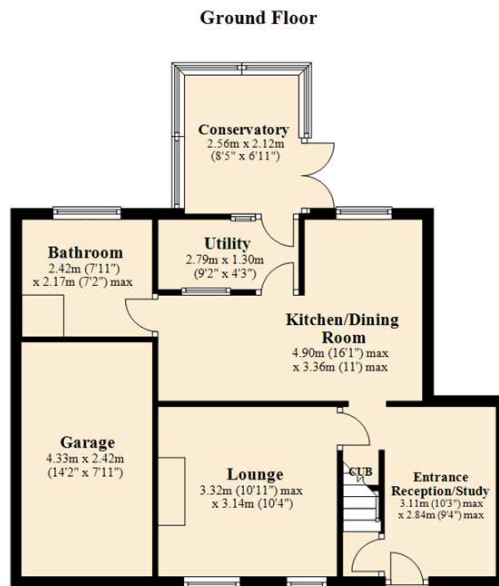
The front door opens to an entrance reception room/study which leads you to the lounge on the left with the advantage of an feature fireplace and kitchen/dining room straight ahead. The kitchen includes an integrated fridge freezer and built in electric tower oven. There is a door from the dining room that leads you to the utility with plumbing space for a washing machine, tumble dryer and dishwasher. Through the utility to the left is the modern bathroom suite with a bath tub and separate shower cubicle as well as a built in vanity unit for additional storage. At the rear of the property is a cosy conservatory accessed via the utility with beautiful views of the rear garden.

Upstairs are two double bedrooms either side of the landing; bedroom one has the added benefit of two double wardrobes and bedroom two has a hanging rail in the alcove.

The picturesque rear garden is mainly laid to lawn with various shrub borders and a lean to on the side of the conservatory. Finishing this rental home is a garage with off road parking.

EPC Rating is E. Deposit £1400. Council Tax Band D





Total area: approx. 78.3 sq. metres (843.2 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Elmstone Hardwicke, Cheltenham, Gloucestershire, GL5

