



PETER BALL & CO.
ESTATE AGENTS

HEWLETT PLACE, CHELTENHAM GL52 6DQ

£995 PCM

- Newly Constructed
- End of Terrace
- Open Plan Reception
- Kitchen + white Goods
- Two Double Bedrooms
- Two Bathrooms
- Cloakroom
- Patio Garden

PROPERTY DESCRIPTION

Located close to the high street and local shops, a stunning newly constructed two double bedroom, two bathroom semi detached house in the town centre of Cheltenham with allocated off road parking for two cars and patio area. Sorry no pets.

The property has an open plan reception room with a state of the art kitchen with all white goods integrated including a dishwasher and washer/dryer. In the entrance lobby is a guest cloakroom and to the front of the house is a handy store cupboard. To the rear of the living room are sliding doors to the patio area. Upstairs are two double bedrooms, the master with a built in closet and en-suite shower room. On the first floor is the

bathroom with a white suite and chrome fittings. To the front of the house is an allocated parking space for two cars. Brand new, available now and early viewing is recommended.

N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

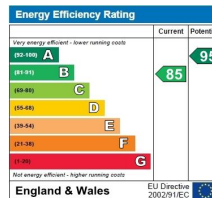
Cheltenham's bustling and prosperous town centre is a five minute walk away and offers a variety of excellent High Street shops, specialist boutiques, pubs, clubs and restaurants. It is host to many festivals including music, art and literature and, of course the National Hunt Festival, which brings the town alive every March. Magnificent Regency architecture and a wonderful heritage make Cheltenham a town of enviable charm.

DIRECTIONS

Leave Cheltenham town centre via the London Road and take the first turning on the left into Priory Street. Take the next left into Hewlett Place where the property can be found on the left hand side down the lane.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band C



Viewing by appointment with your local office of

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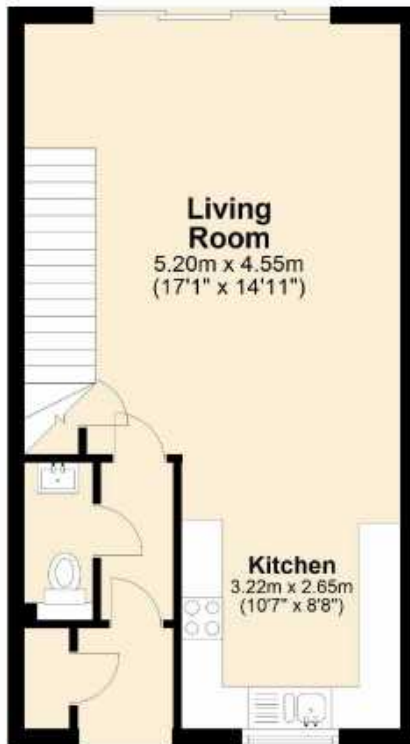
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.