



PETER BALL & CO.  
ESTATE AGENTS

# EAST END ROAD, CHARLTON KINGS, CHELTENHAM GL53 8QA

## £725 PCM

- Maisonette
- One Reception Room
- Kitchen & Bathroom
- Two Double Bedrooms
- Large Garden
- Seating Area
- Storage Cupboard X 2
- Unfurnished

### PROPERTY DESCRIPTION

A spacious upper maisonette with two double bedrooms, front and rear gardens and commanding position in central Charlton Kings, With Balcarras School literally over the road. Sorry no pets.

The property is approached through the terraced corner garden and is on the first floor with its own entrance. Within the property are two double bedrooms, spacious reception room and kitchen with an electric cooker, fridge freezer and washing machine. The bathroom is well presented and has a shower over the bath. To the rear of the property is an additional seating area laid to

gravel and two very useful storage cupboards. The property is offered on an unfurnished basis and is available for a long term rental.

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

Charlton Kings is a village ideally located towards the east of Cheltenham, the Centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40) and Cirencester (A417) all run through the area providing good connections. Local shops, amenities and pubs are all a short walk away.

### DIRECTIONS

Leave our office towards Oxford on the London Road. Turn right into Hearne Road and the property can be found on the left at the junction with East End Road.

### ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band B.

Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
21-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



# First Floor



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