



225D

PETER BALL & CO.
ESTATE AGENTS

HEWLETT ROAD, CHELTENHAM GL52 6UF

£750 PCM

- Modern House
- Fitted Kitchen
- Sitting/ Dining Room
- Two Bedrooms
- Bathroom
- Courtyard Garden
- Allocated Parking X 2
- Gas Central Heating

PROPERTY DESCRIPTION

A modern two bedroom semi detached property with two allocated off road parking spaces located close to Pittville and the Hewlett Arms. Sorry no pets.

The accommodation includes a kitchen with a range of matching wall and base level storage units with roll edge work surfaces over and inset one and a half bowl sink and drainer unit. There is a four ring gas hob with oven under, extractor over and space for further domestic appliances. There is a door through to the sitting/dining room with doors to the patio garden & stairs to first floor. On the first floor are two bedrooms and a bathroom which comprises panel bath with mixer tap/shower attachment over, pedestal wash hand basin, WC., tiled surrounds, laminate flooring, extractor fan and chrome heated towel ladder. To the rear is a courtyard garden, panel fence enclosed with



raised area laid to lawn and handy garden shed. To the front is a small garden laid to lawn and two allocated parking spaces for the property. The house benefits from gas fired central heating and Upvc double glazing throughout.

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

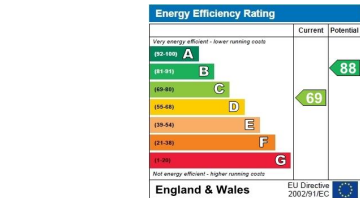
225C Hewlett Road is situated towards the junction with Priors Road. The Hewlett Road area has a mix of period and modern family homes and apartments. There is a good range of local shops including a Tesco in addition to a new Sainsburys supermarket within a short walk on the Priors Road. The areas of Fairview and Pittville are both close by with great parks, pubs, restaurants and take aways

DIRECTIONS

Leave Cheltenham town centre via Hewlett Road and at the mini roundabout take the third exit off into the continuation of Hewlett Road. Just before Hewlett Road meets Priors Road number 225c can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band C.



Viewing by appointment with your local office of

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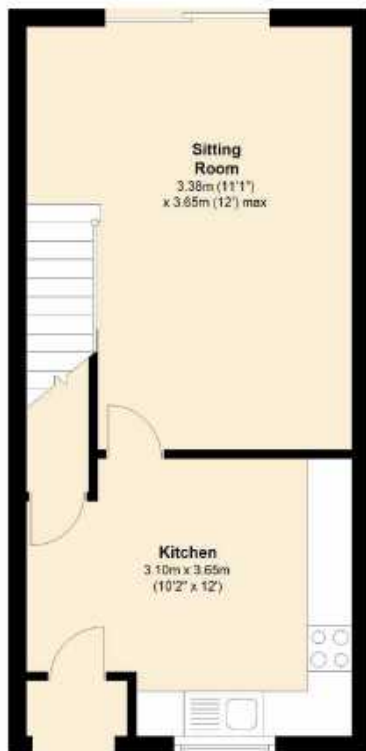
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



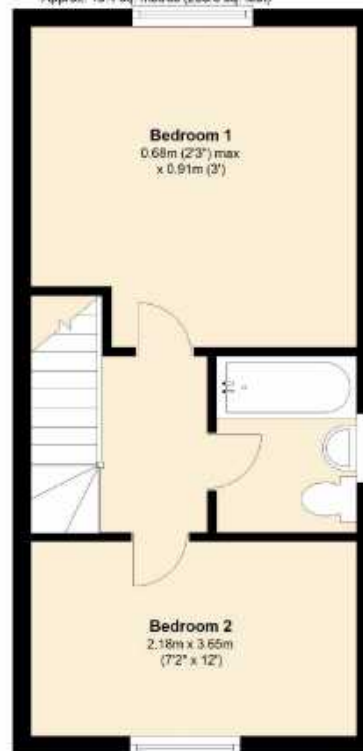
Ground Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.6 sq. feet)



Total area: approx. 44.5 sq. metres (478.5 sq. feet)

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