



PETER BALL & CO.
ESTATE AGENTS

HALES ROAD, CHELTENHAM GL52 6SE

£760 PCM

- Semi Detached
- Great Location
- Two Double Bedrooms
- Living Room
- Modern Fitted Kitchen
- Gas C.H & Double Glazed
- Front & Rear Gardens
- Off Street Parking X 2

PROPERTY DESCRIPTION

A beautifully presented two double bedroom semi detached bungalow, located within a short walk of the town centre and amenities with off street parking and a sunny rear garden. Sorry no pets.

The entrance hall has doors into all rooms and an access hatch to the loft space. The sitting room has a window to the front aspect and is light and sunny. The kitchen comprises range of modern eye and base level storage units with oak work surfaces over, stainless steel sink with drainer unit and a range of built-in appliances to include electric oven, gas hob, extractor hood, dishwasher and washing machine. There is also space for a fridge/freezer. There are two double bedrooms with windows overlooking the garden. The bathroom has a window to the side aspect and is fitted with a

modern white suite comprising panel bath with shower over, pedestal wash hand basin, W.C, heated towel ladder and electric underfloor heating. Outside to the rear is a panel fence enclosed garden which is mainly laid to lawn with flower/shrub borders and double gates giving vehicular access leading to a gravelled off road parking space for two vehicles and a garden shed. Available Now.

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

Hales Road lies to the west of Cheltenham town centre running between London Road and Priors Road. The road has a mix of residential property from large period residences to more modern family homes and conversion flats. The new Sainsburys supermarket on Priors Road and Cheltenham town centre with its range of retail and social facilities are less than 1 mile away. There are a number of primary schools close to the area with the closest being Holy Apostles.

DIRECTIONS

Leave Cheltenham town centre via the London Road and at the second set of traffic lights turn left into Hales Road, where no 2b can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band B.

Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		91
81-94	B		
69-80	C		
55-68	D		68
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

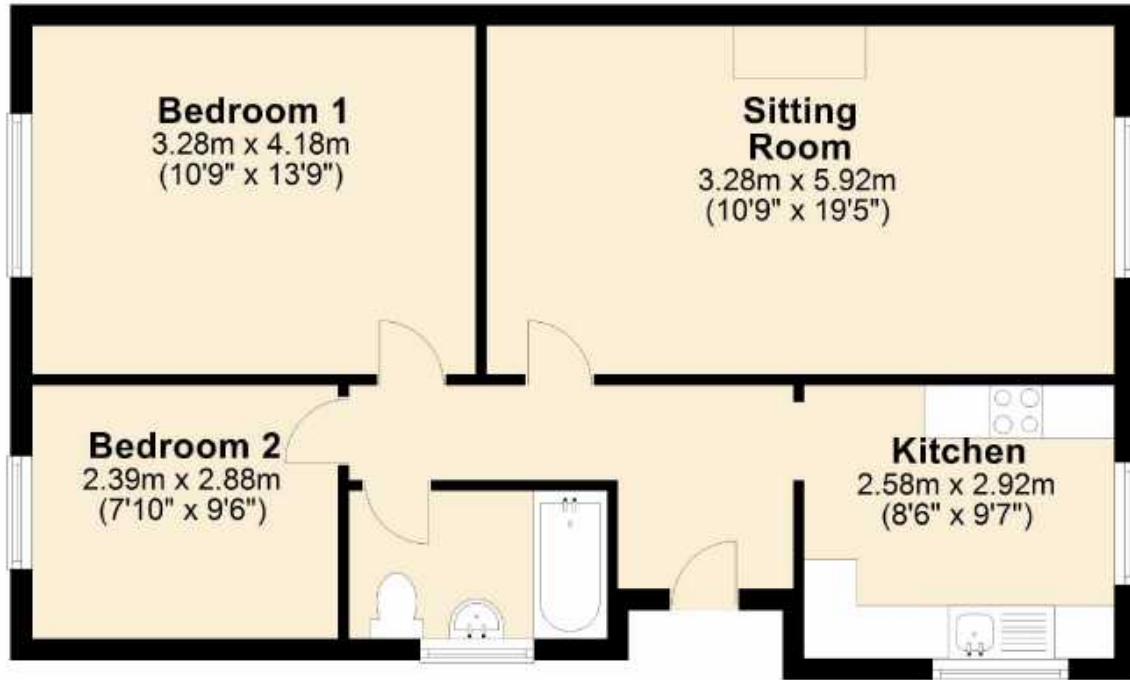
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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



Ground Floor



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