



PETER BALL & CO.
ESTATE AGENTS

LITTLE BAYSHILL TERRACE, TOWN CENTRE, CHELTENHAM GL50 3QE

£925 PCM

- Two Double Bedrooms
- Fully Fitted Bathroom
- Kitchen/Diner
- Conservatory
- Courtyard Garden
- Gas Central Heating
- Available May

PROPERTY DESCRIPTION

A stunning two double bedroom terraced period house in an excellent location, close to the Promenade and Town centre. Sorry no pets.

This property has been beautifully re-furnished to a very high standard and briefly comprises: entrance hall with stairs leading to the first floor with doors leading to the master bedroom, second bedroom and the luxury bathroom with wash hand basin, vanity unit, WC and bath with shower over. Downstairs there is a good sized living room with feature fire and sliding doors leading to a fitted kitchen/diner with gas hob, electric oven and space for fridge freezer and washing machine. The property also benefits from a conservatory with doors leading to a private low maintenance walled garden with shed. Gas Central heating and available on an unfurnished basis 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

Cheltenham's bustling and prosperous town centre 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

From our town centre office turn right onto Bath Road bear right onto Oreil Road go straight over two sets of traffic lights. Bear left and continue straight towards St Georges Road at the cross roads turn right onto St Georges Place the take the immediate left onto Royal Wells Lane, Little Bayshill Terrace can be found on the right hand side. The property is on the left hand side of the road.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band B



Energy Efficiency Rating		Current	Potential
105-150	A		
81-101	B		
69-80	C		
55-65	D	60	71
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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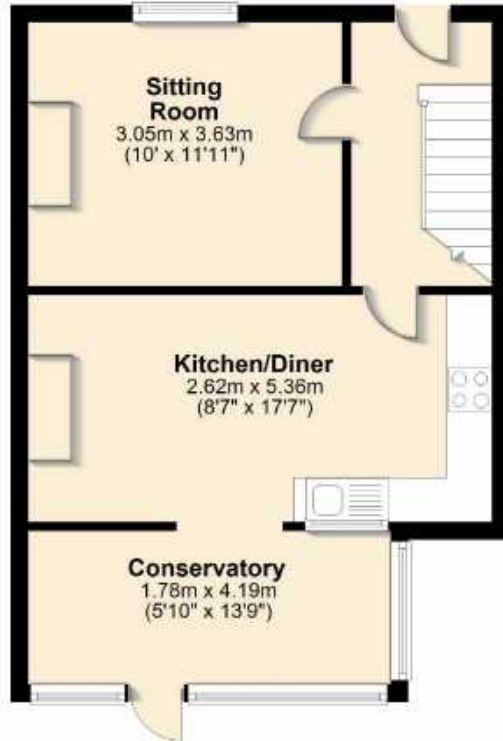
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



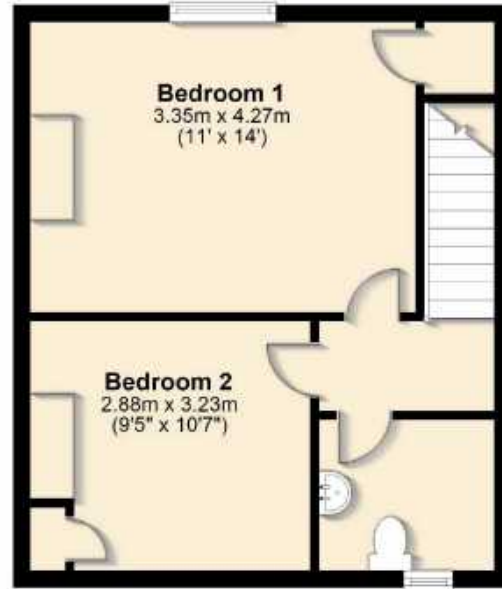
Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



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