



PETER BALL & CO.
ESTATE AGENTS

CLARE STREET, CHELTENHAM GL53 7NN

£1,295 PCM

- 3 Double Bedroom Town House
- Lounge
- Kitchen/Dining Room
- Conservatory
- Gas Central Heating
- 3 Shower Rooms
- Cloakroom
- Carport

PROPERTY DESCRIPTION

A modern, three bedroom, three shower room versatile town house situated just off the Bath Road shopping area offering light and airy, spacious accommodation with the benefit of a car port for one car. Sorry no pets.

Entrance hall with stairs to first floor and guest cloak room which has a cupboard with a washing machine and tumble dryer, doors to the kitchen /dining room with double glazed sliding patio doors to the conservatory and rear garden. The kitchen/breakfast room comprises a range of eye and base level storage units, sink unit, gas hob and electric cooker, Fridge Freezer, microwave and dishwasher and table space.



On the first floor is the lounge with two windows to the front, bedroom one with an en-suite shower room. On the second floor are bedrooms two and three and the family bathroom. Bedroom two has a double glazed velux window to the front with views to Leckhampton Hill and an en-suite shower room. Bedroom three has a double glazed velux window to the rear and again en-suite shower room. Outside to the front is a carport providing off road parking with a storage cupboard. To the rear is an enclosed patio garden, with flower and shrub borders.

SITUATION

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, and a good bus service to the Town Centre.

DIRECTIONS

Leave our Leckhampton office via the Bath Road towards the town centre and Clare street can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band C



Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	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.

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