



12 Gratton Street, Cheltenham, GL50 2AS

£1,995 Per month

**TO LET**



- Three Bedrooms
- Unfurnished
- Courtyard Garden
- Kitchen with Appliances
- Council Tax Band - D
- Two Reception Rooms
- Two Bathrooms
- Residents Permit Parking
- Study
- EPC Rating - D

## THE PROPERTY

A mid-terraced three bedroom, unfurnished house located in a desirable location in between Tivoli, The Suffolks and Bath Road, with excellent amenities on the doorstep.

Internally the property has been recently redecorated and is presented in good order throughout. Briefly comprising of an entrance hall, formal dining room, fitted kitchen with integrated appliances & space for dining to the ground floor. The lower ground floor has a sitting room, study, utility and shower room. On the first floor there is a family bathroom with shower over the bath, master bedroom with built in storage and two further bedrooms. The property is warmed by gas central heating throughout.

Externally the property has a bike store to the front at lower ground level and courtyard garden to the rear. Residents permit parking is available by subscription to the local authority scheme (charges apply).

## SITUATION



## Directions