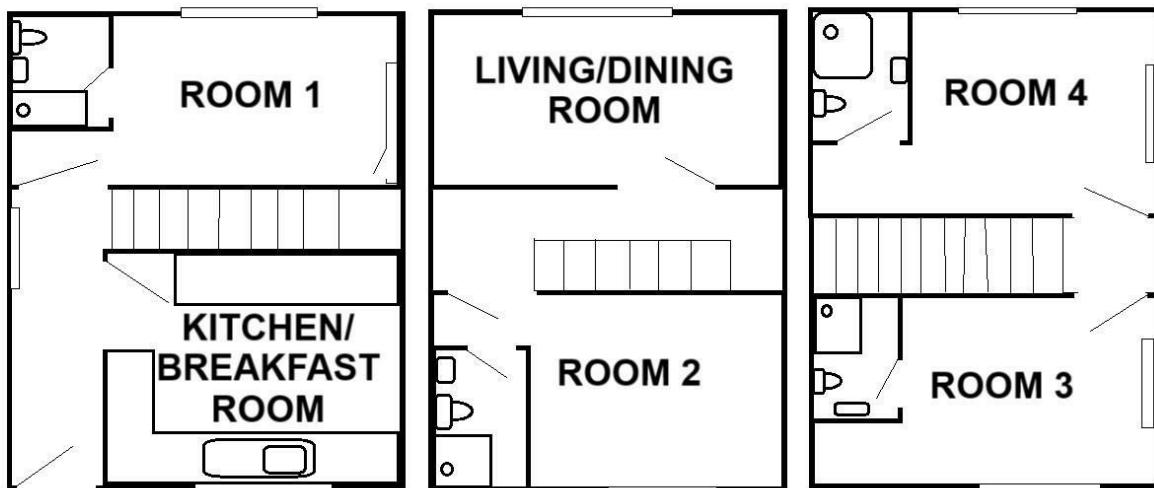
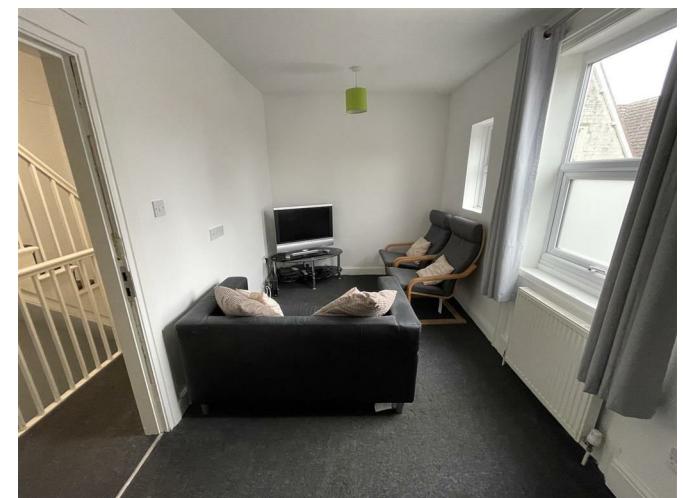




**17 ST. JAMES STREET  
GLOUCESTER  
GL1 4JS**



**FLOORPLAN** for guidance only -  
orientation of bathroom furniture for guidance only





ROOM 2 – FIRST FLOOR - FRONT

ROOM 1 – GROUND FLOOR



ROOM 3 – SECOND FLOOR FRONT

ROOM 4 – SECOND FLOOR - REAR

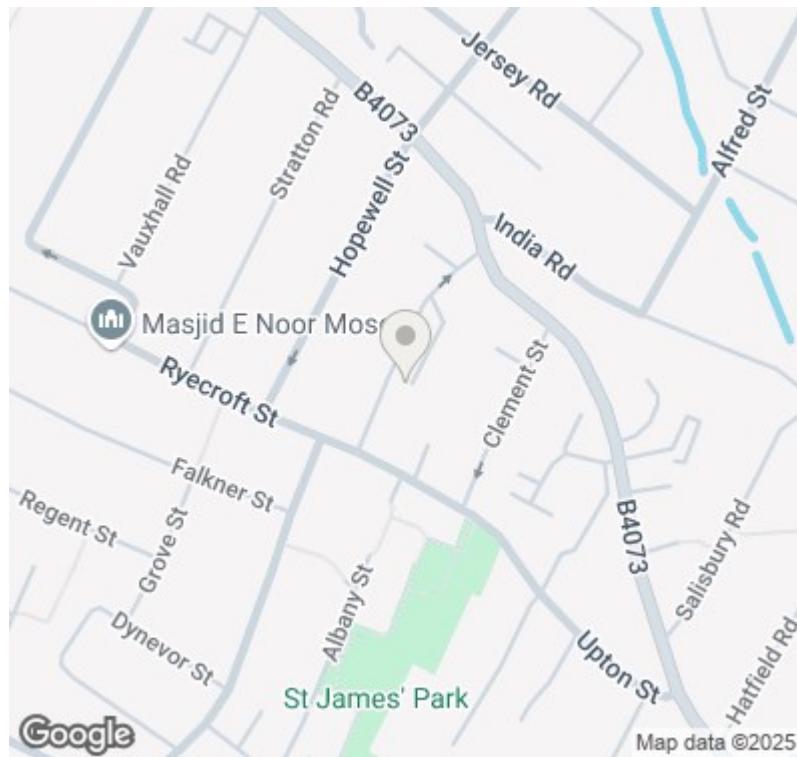
## **Per Calendar Month £2,400 Per Calendar**

Well presented furnished three storey property ideal for sharers. Accommodation offering entrance hall, kitchen/breakfast room (with appliances 0 washing machine, dishwasher, cooker, fridge/freezer and tumble dryer), FOUR DOUBLE BEDROOMS each with its own EN SUITE SHOWER ROOM. First floor communal living/dining room.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Gloucester City Council COUNCIL  
 TAX BAND A