



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	56	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - This is a well presented period terrace house, situated just a few minutes walk from the top end of Cheltenham's Lower High Street, the university of Gloucestershire. The property comprises of: Lounge and separate Dining Room both with Laminate Flooring, Fitted Kitchen with White Goods, Bathroom with Shower over bath and Two good sized Bedrooms. The property further benefits from having Double Glazing, Gas Central Heating and rear Garden. On road parking is also available in this area.

Tenant Fees & Charges (for tenancies signed after 1st June 2019)
PRIOR TO TENANCY

Holding Deposit: Equivalent to 1 weeks rent
Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above

1st months rent: 1st month's rent (less holding deposit previously paid)
DURING TENANCY (if applicable)

Changes to tenancy agreement: £50 inc vat (ie, change of occupier etc)
Replacement for lost keys/security device: Reasonable cost of replacement
Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

Arrears: 3% above Bank of England base rate interest for arrears over 14 days
Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

Pets: Unless stated in the advert, pets will not be considered.
Client Money Protection (CMP): CMP Client Money Protect

£1,100 Per Calendar Month - Unfurnished

Cheltenham Borough Council B In the region of

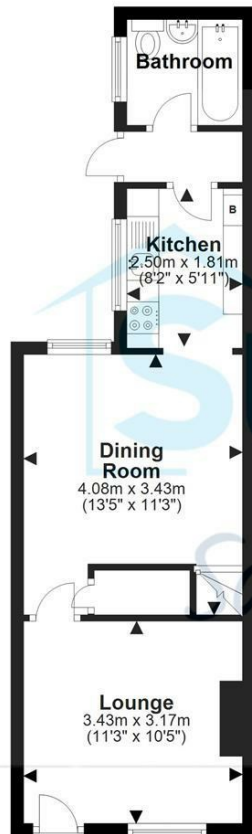
- **A: 1,303.68**
- **B: 1,520.96**
- **C: 1,738.24**
- **D: 1,955.52**
- **E: 2,390.08**
- **F: 2,824.64**
- **G: 3,259.20**
- **H: 3,911.04**

Available from: -9th September 2025

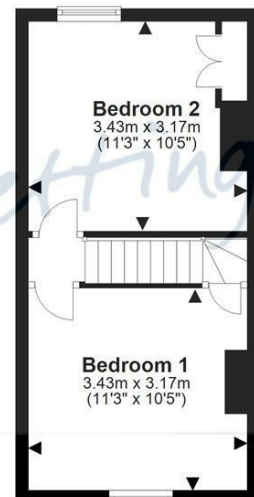
Deposit Required: £1,300



Ground Floor
Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor
Approx. 24.8 sq. metres (267.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.