ADKINS

Passionate about letting property

£1,350 PCM

8 Naunton Lane, Cheltenham, GL53 7BH

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Welcome to 8 Naunton Lane - This EXTENDED TWO-BEDROOM Victorian Mid-Terrace house in Leckhampton, Cheltenham - Close to excellent local schools and within walking distance to the Bath Road and town centre.

Description

The property is set back from the road with an enclosed easily maintained front garden. Accessed by a porch with a door into the sitting room, there is a large dining room with a traditional wooden floor and French doors leading out onto the rear patio. A separate kitchen is fitted with ample floor and wall units, with double aspect views of the rear garden.

On the 1st floor the master bedroom has two windows overlooking the front of the property and storage over the stairs. Bedroom 2 is also a double with a window overlooking the rear garden. The family bathroom is fitted with a separate shower, a bath with shower mixer, a sink and a w/c.

The rear garden is mainly laid to lawn with a large patio area ideal for entertaining. A shed and hard standing is located at the bottom of the garden, with a pair of solid wooden gates providing additional access.

Essentials

The property is fitted with UPVC double glazed windows and doors, gas central heating is installed throughout the property. EPC Rating: C

Notes on Photos

Please property is available unfurnished, we would like prospective tenants to know that the internal photos are original and before the previous tenants moved in. We are informed that there has been some improvements internally and externally, more up to date photos will added soon.

Council Tax

Cheltenham District Council 01242 262626 - Council Tax Band C 2024/25 is £2,021.25 per annum.

Area

The Bath Road provides many shops, restaurants and cafe's all within walking distance from this property.

Cheltenham town centre is approx a 30 minute walk away. Cheltenham Spa Train Station has regular trains to London Paddington, Birmingham New Street and many other popular destinations.

Tenancy Security Deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

Viewings

Please contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

Client Money Protection

Adkins Property is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

Compliance

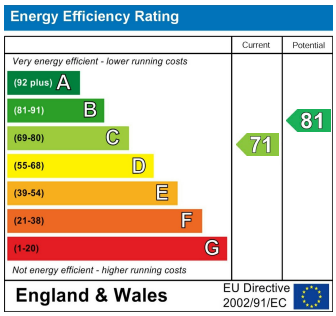
We are members of The Property Ombudsman (TPO).

Landlords

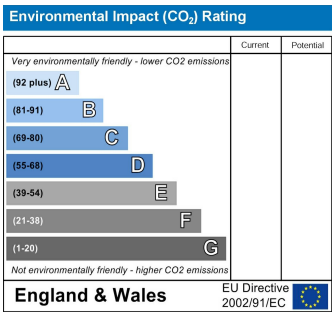
If you're looking for an agent that differs from the norm, then we would love to hear from you. We welcome new landlords to experience our award winning service. Landlords and tenants can be assured that they are in safe hands!

Instagram/Facebook

Like and Share our posts and receive notification when new listings become available @adkinsproperty



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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