



PETER BALL & CO.
ESTATE AGENTS

APPLETON AVENUE, THE REDDINGS, CHELTENHAM GL51 6TS

£1,295 PCM

- Popular Location
- Detached House
- Four Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Gardens Front and Rear
- Off Road Parking
- Single Garage

PROPERTY DESCRIPTION

A four bedroom detached house, located in the popular Reddings area of Cheltenham providing easy reach to the town centre, GCHQ and M5 motorway. Pets considered. The accommodation comprises entrance hall, cloakroom, living room, dining room with access to the garden and fitted kitchen/breakfast room also with access to the garden. On the first floor are four bedrooms (with en suite shower room to the master) and a family bathroom. Outside to the front is a gravelled garden, off road parking, attached single garage and pedestrian gated access leading to the enclosed rear garden, laid to lawn with patio area.

N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An

additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

The Reddings is situated on the Southwest fringe of Cheltenham and consists primarily of family homes, built from around the 1960s onwards and there are several small residential developments that were added to the area in the 1990s. The area is ideally situated for those needing easy access to the M5 motorway links and has a regular bus service to the town centre. Morrisons Supermarket is situated just off the Up Hatherley way approx. 1.5 miles away.

DIRECTIONS

Leave Cheltenham town centre via Lansdown Road and at the traffic lights, just after the Westall Green roundabout, turn left into Hatherley Road. Proceed over the three mini roundabouts and at the fourth turn right into Hatherley Lane. Follow this road and at the next roundabout turn left into The Reddings. Follow this road over the next roundabout and turn left into Leyson Road and then right into Appleton Avenue where the property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band E.

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

PETER BALL & CO ESTATE AGENTS

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



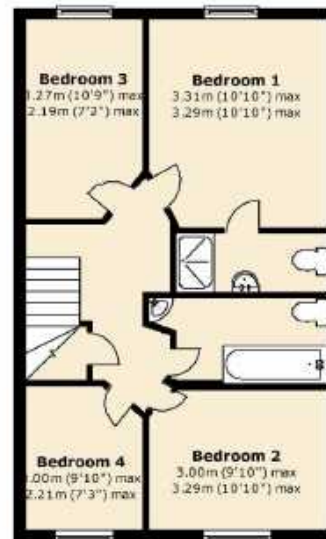
Ground Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



First Floor

Approx. 67.6 sq. metres (728.1 sq. feet)



Total area: approx. 125.4 sq. metres (1349.6 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using The Mobile Agent.