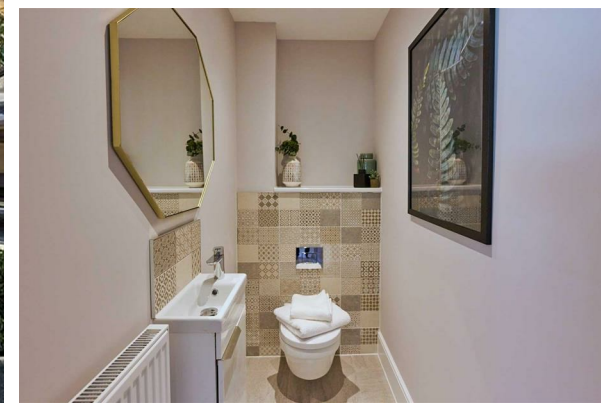




52 Caligae Square, Brockworth, Gloucester, GL3 5AJ

£1,650 Per Month

TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE FROM 19/6/26
- ENSUITE TO MASTER
- COUNCIL TAX - TBC AS NEW PROPERTY
- EV CHARGING POINT
- EPC B
- THREE BEDROOMS
- BUILT IN WARDROBES
- AIR SOURCE HEAT PUMP
- FIRDGE FREEZER & DISHWASHER, OVEN AND HOB
- COUNCIL TAX - TO BE DECIDED BY LOCAL COUNCIL

THE PROPERTY

Chosen Estate Agents are delighted to offer this BRAND NEW 3 bedroom home. Built by Kendrick Homes this home offers a bright & spacious entrance hall featuring a WC and understairs storage. There is a generous front-facing reception room with a large window, filling the space with natural light. The well-appointed kitchen diner is at the back of the property and offers double doors leading to the rear garden. There is a built in oven and hob, fridge freezer & dishwasher.

Upstairs there are three well-proportioned bedrooms, including two doubles and a comfortable single

The master bedroom boasts an ensuite, built-in wardrobes for added convenience and bedroom two also benefits from fitted wardrobes, maximizing storage space.

A stylish and well-equipped main bathroom completes the home in this desirable location, just 4 miles from Gloucester and 6 miles from Cheltenham. and offering easy access to the M5.

There is an EV charging point installed along with outside tap to the rear garden which is laid to lawn with patio area. The property is warmed via underfloor heating downstairs and is powered by an air source heat pump. There are 2 allocated parking spaces to the front of the property.

* Photos are for illustration only *

Holding Deposit: £380.00 based on 1 weeks' rent of asking price

Security Deposit: £1903.00 based on 5 weeks' rent of asking price

Council Tax band: TBC Local Authority: Tewkesbury Borough

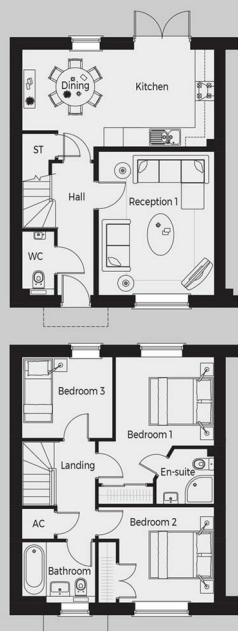
EPC Band: B

Electricity supply: Mains Gas Supply: Mains Water supply: Mains Sewerage: Mains

Heating: Electric Heating Mobile phone coverage: i.e EE, Vodafone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

SITUATION



Directions

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk