



17 Japonica Close, Churchdown, Gloucester, Gloucestershire, GL3 1LR

£1,350 PCM

**TO LET**



- AVAILABLE 1ST MAY 2026
- KITCHEN DINER
- DOWNSTAIRS W/C
- GARDEN AND GARAGE
- EPC C
- THREE BEDROOM
- LOUNGE DINER
- PETS ACCEPTED
- APPLIANCES INCLUDED
- COUNCIL TAX BAND C



## Directions

## THE PROPERTY

Chosen Estate Agents are excited to offer this PET FRIENDLY three story, three bedroom Townhouse with garage, driveway parking and includes integrated appliances. The front door opens into an entrance hallway that leads through to the kitchen diner with newly fitted modern light grey gloss units, white marble effect worktops and includes electric oven, gas hob, integral dishwasher and fridge freezer. From the kitchen diner there is access to the low maintenance rear garden. Off the hall there is a downstairs cloakroom with WC , under-stairs storage cupboard and integral access to the garage which houses a utility area with washing machine. Stairs lead to the first floor, where you will find a large spacious lounge diner which is flooded with light due to the two windows to the front. There is also single bedroom with storage cupboards. A further flight of stairs leads up to the top floor, where you will find the spacious master bedroom, a second double bedroom, two storage cupboards and family bathroom with bath and shower over. To the front of the property there is parking for one car and garage. The property is warmed via gas central heating and is double glazed throughout.

Holding Deposit: £323.00 based on 1 weeks' rent of asking price  
Security Deposit: £1,615.00 based on 5 weeks' rent of asking price  
Council Tax band: C Local Authority: Tewkesbury Borough  
EPC Band: C  
Electricity supply: Mains Gas Supply: Mains Water supply: Mains  
Sewerage: Mains Heating: Gas central Heating  
Mobile phone coverage: i.e EE, Vodaphone, 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