



11 Orchard Way, Churchdown, Gloucester, GL3 2AN

£1,300 Per Calendar Month

TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE NOW
- EN-SUITE
- PRIVATE GARDEN
- SEPARATE LOUNGE
- EPC C
- LARGE KITCHEN DINER
- PARKING FOR TWO CARS
- SPACE FOR WHITE GOODS
- THREE DOUBLE BEDROOMS
- COUNCIL TAX BAND B

THE PROPERTY

Chosen Estate Agents are delighted to offer this well-presented three-bedroom semi-detached home. Located in the popular area of Churchdown, offering a comfortable and spacious layout ideal for modern living. All three bedrooms are comfortable doubles, with the main bedroom further benefiting from its own en-suite and a separate family bathroom.

At the heart of the home is a spacious kitchen-diner featuring a stylish kitchen island and ample space for white goods, creating an ideal setting for cooking and socializing. The property also benefits from gas central heating throughout.

Outside, you'll find a generous private garden, perfect for enjoying outdoor space, along with parking for two cars.

Please note, a cat or small animal may be considered at this property with an extra charge of £25pm. Sorry no dogs.

Holding Deposit: £300.00 based on 1 weeks' rent of asking price
 Security Deposit: £1,500.00 based on 5 weeks' rent of asking price
 Council Tax band: B Local Authority: Tewkesbury Borough

EPC Band: C

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas central 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