

established 200 years

# Tayler & Fletcher



89 Gloucester Road, Cheltenham GL51 8NE

**£2,200 Per Month**

AVAILABLE MID JULY

*A spacious mid-terrace property in a highly convenient location five minutes from Cheltenham town centre, offering generous accommodation across four floors. Featuring four/five bedrooms, multiple reception rooms, two bathrooms and a private rear garden with rear access and off-street parking, available for a family.*

**Deposit £2,538**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## DESCRIPTION

A spacious mid-terrace property in a highly convenient location five minutes from Cheltenham town centre, offering generous accommodation across four floors. Featuring four/five bedrooms, multiple reception rooms, two bathrooms and a private rear garden with rear access and off-street parking, available for a family.

This substantial house offers versatile and generously proportioned accommodation ideal for those seeking a spacious family home with excellent local amenities and transport links.

The ground floor comprises a entrance hall, two well-sized reception rooms providing flexible living and dining space, shower room and WC and a fitted kitchen with white goods.

To the lower ground floor, a third reception/TV room or fifth double bedroom.

The first-floor landing leads to three double bedrooms, a family bathroom with shower, and stairs up to the second-floor attic double bedroom.

Externally, the property benefits from an enclosed rear garden with patio area and access to carport with parking space for two cars and roller shutter door for security.

The property has gas central heating and double glazing. Mains electricity, gas and water.

## LOCATION

Located within 5 minutes walk from the town centre, with main line train station to London also a five minute walk away. Local supermarkets and schools nearby.

Easy access to M5 north and south and A40 west and east.

## ENTRANCE HALL

No 89 Red Door leads into the entrance hall with doors to two reception rooms and stairs.



## SITTING ROOM

Large room with bay window and Flat Screen TV



## DINING ROOM

Good sized room leading to kitchen, flat screen TV



## KITCHEN

Fitted kitchen with two fridges, washing machine and dishwasher, oven, hob and extractor fan.

Access to the garden and patio. Ground floor shower room with WC. Stairs to lower ground floor,



## LOWER GROUND FLOOR

Third reception/TV room or fifth double bedroom

Recessed ceiling lights.

Fire Exit window

Cupboard with meters and routers.



## GARDEN

Good size easy managed garden



## FIRST FLOOR

Landing with access to three double bedrooms, with double glazed window.

Family bathroom with in bath shower, pedestal basin, WC, heated towel rail and window.

The landing also has access to stairs to the second floor

Wifi Long Ranges extender

Heating Thermostat



## CARPORT

Space for two cars, carport has roller shutter doors



## SECOND FLOOR

Large attic double bedroom with Velux window.

## COUNCIL TAX

Cheltenham Borough Council : Tax Band C 2026/2027  
£2094.36

## **HOLDING DEPOSIT**

A holding deposit of one week's rent £508.00 is requested to secure the property for you whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, or fails a Right-to-Rent check or fails on referencing affordability, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed

## **SECURITY DEPOSIT**

The Tenant shall pay to the Agent, on the signing of an Assured Periodic Tenancy Agreement £2538.00 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

## **AGENTS NOTES**

Tayler & Fletcher will not be managing this property.

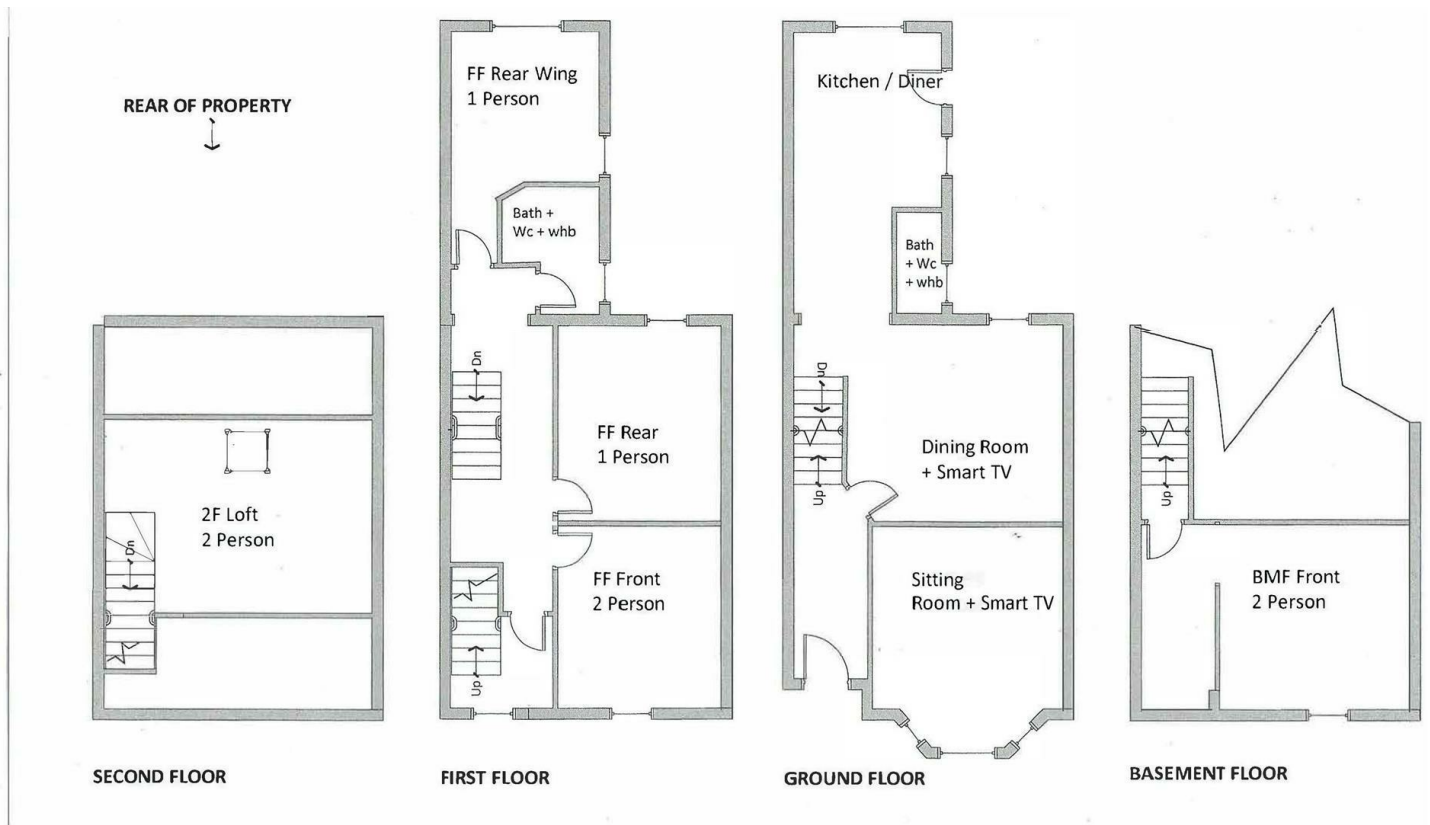
Photographs taken in 2025

Any furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

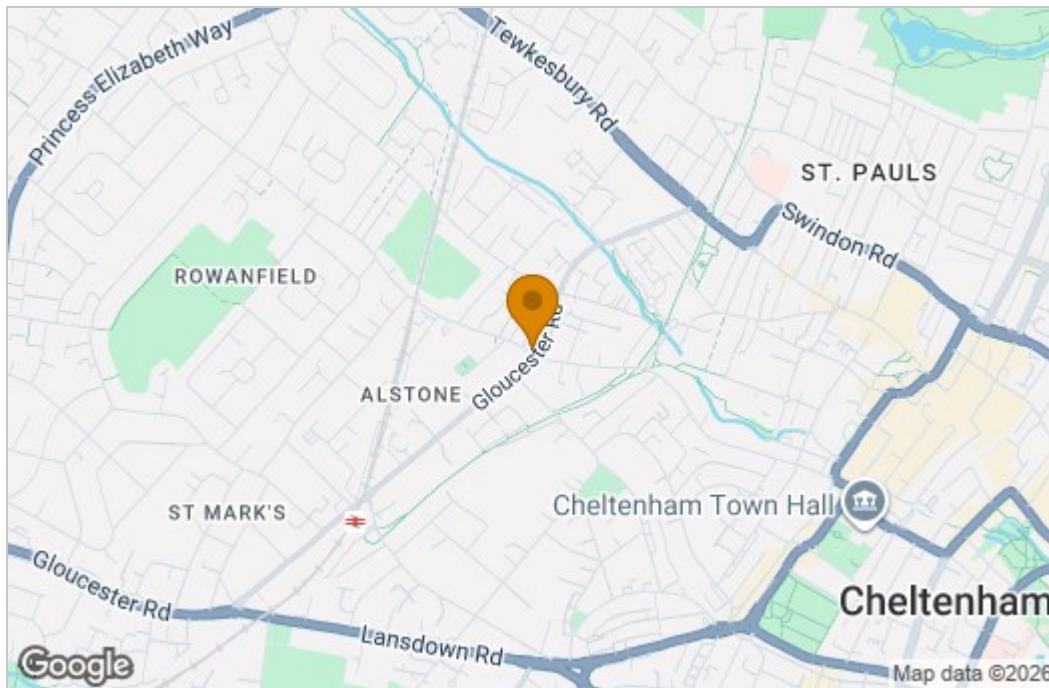
Viewings by appointment only

The landlord is associated to Tayler & Fletcher

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.