errington**smith**
*town and village properties*



## 181 PRESTBURY ROAD, PRESTBURYCHELTENHAM, GL52 3ES

## £1,950 PCM

A refurbished four double bedroom spacious semi-detached family home with accommodation comprising an entrance hall, an open plan living/dining room, a conservatory, spacious kitchen/breakfast room, downstairs cloakroom, four double bedrooms with built in wardrobes, an en-suite shower room to the master and a family bathroom with a separate shower cubicle. Benefits include gas central heating, double glazing, an enclosed rear garden and off road parking to two vehicles.

- Four Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Off Road Parking to Two Vehicles
- Fully Refurbished











## AVAILABLE IMMEDIATELY

**Disclaimer.**

Conditions under which particulars are issued Nigel Errington-Smith & Company (Lettings) Limited for themselves and for the Landlords of this property, whose agents they are, give notice that:

1). The particulars are set out as a general outline for the guidance of intending Tenants, and do not constitute part of an offer or contract.
2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct.
Any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3). Photographs may have been taken with a wide angle lens
4). No person in the employment of Nigel Errington-Smith & Company (Lettings) Limited has any authority to make or give any representation or warranty whatever in relation to this property.

**For the Guidance of Interested Parties:**

a). If any particular points are important to your interest in the property
then please ask for further information.
b). We have not tested any of the services, appliances, equipment or facilities and nothing
in these particulars shall be deemed to be a statement that they are in good working order
or that the property is in good structural condition or otherwise.
c). It should not be assumed that any contents, furnishings or other items are included in the let or
that the property remains as photographed and as described. No assumptions should be made
about any part of the property, which is not photographed or described.
d). Any areas, measurements, distances or aspects referred to are for guidance only and
are not precise. If such details are fundamental, Tenants should rely on there own enquiries.
e). It should not be assumed that the property has all necessary planning permissions,
building regulations or other required consents.
Where any reference is made to such permissions and consents it is given in good faith.
f). Tenants must satisfy themselves by inspection of the property and relevant original
documentation or otherwise regarding the items mentioned above and as to the
correctness of each of the statements contained in these particulars.
g). The information in these particulars is given without responsibility on the part
of Nigel Errington-Smith & Company (Lettings) Limited or their clients.

THE PROPERTY OMBUDSMAN
Approved Redress Scheme