



**Robin Close, Gloucester
GL4 4UY**

£795 Per Month

A well presented, modern, semi-detached house with detached garage and driveway to park 2 cars, enclosed garden and patio, located in a quiet cul-de-sac in Abbeydale. The property is offered unfurnished, double glazed and neutrally decorated throughout. It briefly comprises entrance hall, downstairs cloakroom with w.c., living room with gas fire set in attractive fireplace and modern kitchen/dining area. The kitchen includes oven/hob, fridge/freezer and space/plumbing for washing machine and a range of wall, base and drawer units with worktop over, stainless steel cooker hood and sink. The dining area benefits from a large walk-in storage cupboard and access to the garden through double patio doors. Upstairs the property benefits from 2 double bedrooms, both with fitted wardrobes and 1 single bedroom, all 3 carpeted; 1 en-suite shower room and 1 family bathroom, both with tiled floors and walls. The house is warmed throughout by gas central heating and has an enclosed garden. Six month minimum let.

Additional Fees: £26.95 pp Tenant ref





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	