

10, Nightingale Close, Hardwicke, Gloucester, GL2

Two Bedroom Semi-detached house

£1,295PCM

01452 541561

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The Property Ombudsman

ClientMoney Protect







10, Nightingale Close, Hardwicke, Gloucester, GL2 4EB

A well-presented two-bedroom semi-detached house available for long-term let in the popular Hardwicke area of Gloucester.

This property features two double bedrooms, lounge, modern fitted kitchen with oven, hob, dishwasher and washer-dryer and a well-presented bathroom. The property is warmed via gas central heating and benefits from double glazing. There is one off-road parking space and the property falls within Council Tax Band B.

The home is situated in a quiet cul-de-sac within the Hunts Grove development, offering a peaceful setting yet convenient access to local amenities. For outdoor leisure, Robinswood Hill Country Park and Barnwood Park & Arboretum provide scenic walking trails, wildlife and open green spaces just a short drive away. The location also offers easy access to countryside walks and viewpoints such as Haresfield Beacon and Painswick Beacon, ideal for weekend exploration

Available Now.

EPC Rating: B
Council Tax Band: B
Sorry: No Smokers

To avoid disappointment, please call Michael Tuck Lettings Quedgeley on 01452 541561 (Option 2).

Whilst we endeavour to respond to all email enquiries, due to high demand we recommend calling us directly to register your interest….

- **EPC Rating - B**
- **Council Tax Band - B**







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An initial holding deposit is required to show your intention and goodwill to rent the property. We require all adult tenants to complete the reference forms accurately as mis-leading or false information could result in failing the reference checks and losing the holding deposit in accordance with the Tenant Fees Act 2019.

WE MUST SEE PROOF OF CURRENT ADDRESS & PHOTO ID FOR EVERY ADULT PROPOSING TO LIVE IN THE PROPERTY

If you would like to rent this property, you must complete our reference form. One form per adult.

We will speak with the landlord and if everything is agreed we will cease marketing the property whilst the reference checks are completed.

You will receive a link from our reference company (Homelet) to complete the forms in full with details on how to pay the holding deposit

THE HOLDING DEPOSIT FOR THIS PROPERTY IS:- £298.85

Important Notice About Your Holding Deposit - After succesful reference checks we will use your holding deposit to pay towards your first months rent after the tenancy agreement is signed. If you would prefer to have your holding deposit returned after passing the refernce checks please provide your bank account details for us to initiate the refund.

You will LOSE your holding deposit if you withdraw from wishing to rent the property or if we are unable to obtain references from your landlord or employer within 15 days of requesting details, or, if you provide false or misleading information on the application forms and fail the reference checks even if any joint applicant has passed their reference check.

The figures below show the rent & deposit due before you move into the property, please only pay the rent & deposit when requested. We cannot accept any rent payments until the tenancy agreement has been completed and signed. Our account details will be provided when monies are due. We cannot accept cash or credit card payments.

When making payments please use the first line of the address as a reference.

Monthly Rent	£1,295
Deposit	£1,494

The landlord of this property has chosen our: Managed service. No smoking allowed in this property

Furniture, fixtures, or fittings shown in photos may not form part of the tenancy, please check with a member of staff to clarify what items are being left before completing the reference forms and paying any money.