



Benhall



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Bibury Road, Cheltenham, GL51 6BD

Guide Price £455,000 Freehold

A 4 bedroom, detached, family house situated in this sought after location close to GCHQ, excellent amenities, and overlooking Benhall Park.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • cloakroom • 4 bedrooms • bathroom • garage & driveway • garden • gas central heating & double glazing

Description

An attractive, bay fronted, detached family house which is now in need of updating throughout. The accommodation includes an entrance hall, living room with feature fireplace, dining room with sliding patio doors to the rear, kitchen, and a downstairs cloakroom. Upstairs, there are 3 double bedrooms, a single bedroom/home office, and a bathroom with shower over the bath. Outside, there is a resin driveway providing parking for 3/4 cars, a single garage, and a mature enclosed rear garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



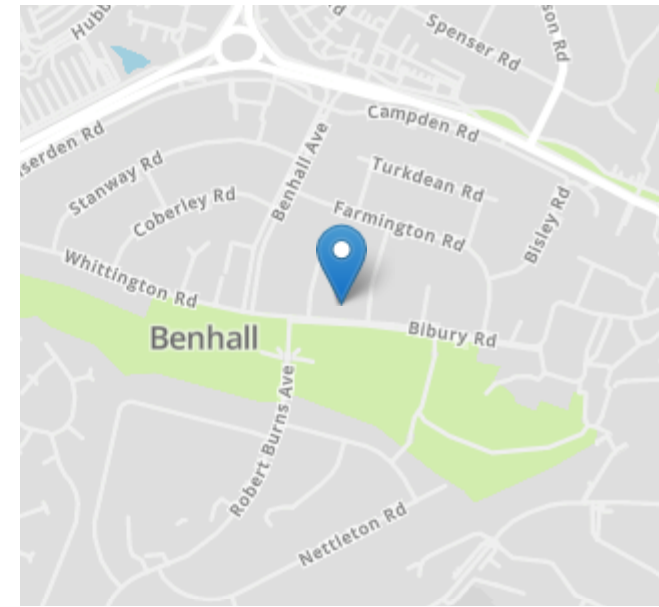
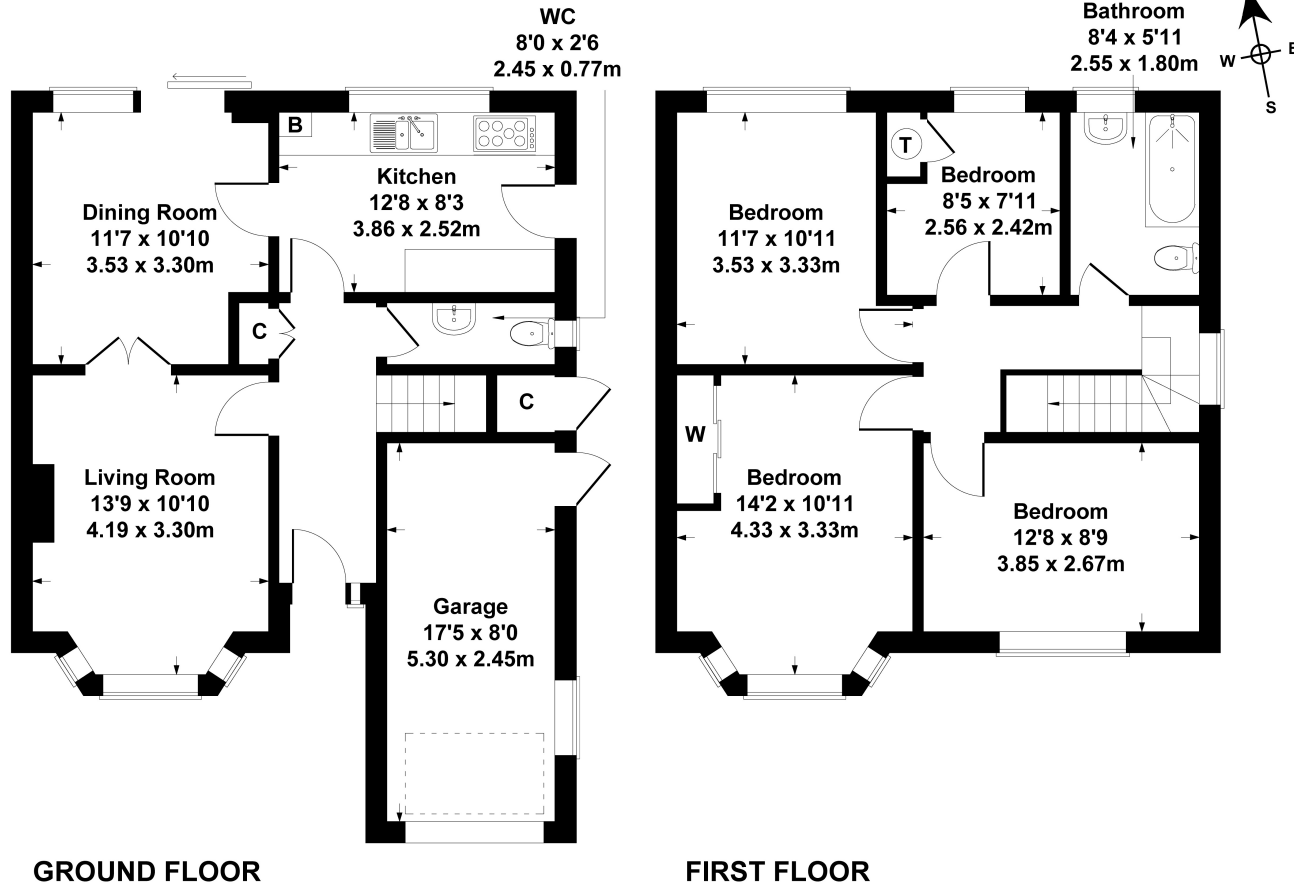


Situation

Bibury Road is conveniently situated close to a range of excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. There is also easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

20 Bibury Rd

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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