

Benhall

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ESTATE AGENTS

Benhall

Colesbourne Road, Cheltenham, GL51 6DJ

£395,000 Freehold

An extended 3 bedroom, semi detached, family house with a lovely rear garden, situated within this popular location and offered for sale with no onward chain.

EXTENDED FAMILY HOUSE • entrance porch • entrance hall • living room • dining room • sun room • kitchen • utility area • downstairs shower room & family bathroom • 3 bedrooms • c.21'8 garage • lovely rear garden • driveway & ample parking • no onward chain

Description

A super opportunity to purchase this extended 3 bedroom, family home, situated within a tree lined road close to GCHQ, schools and excellent road links. This much loved 1960s property offers versatile accommodation and scope for further remodelling (subject to the necessary building/planning permissions). The accommodation includes an entrance porch, entrance hallway, living room with feature fireplace and an opening to the dining room, and an extended sun room with sliding patio doors leading to the good size rear garden. The kitchen has a range of units with a useful utility area and an additional shower room. On the first floor, there are 3 bedrooms, all with built-in wardrobes, and a family bathroom. Outside, the generous driveway provides ample off-road parking and leads to the larger than average garage. The private and leafy rear garden is mainly laid to lawn with a paved patio, ideal for outdoor dining. Further benefits include gas central heating, double glazing, and no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **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

Colesbourne Road is conveniently situated close to 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.

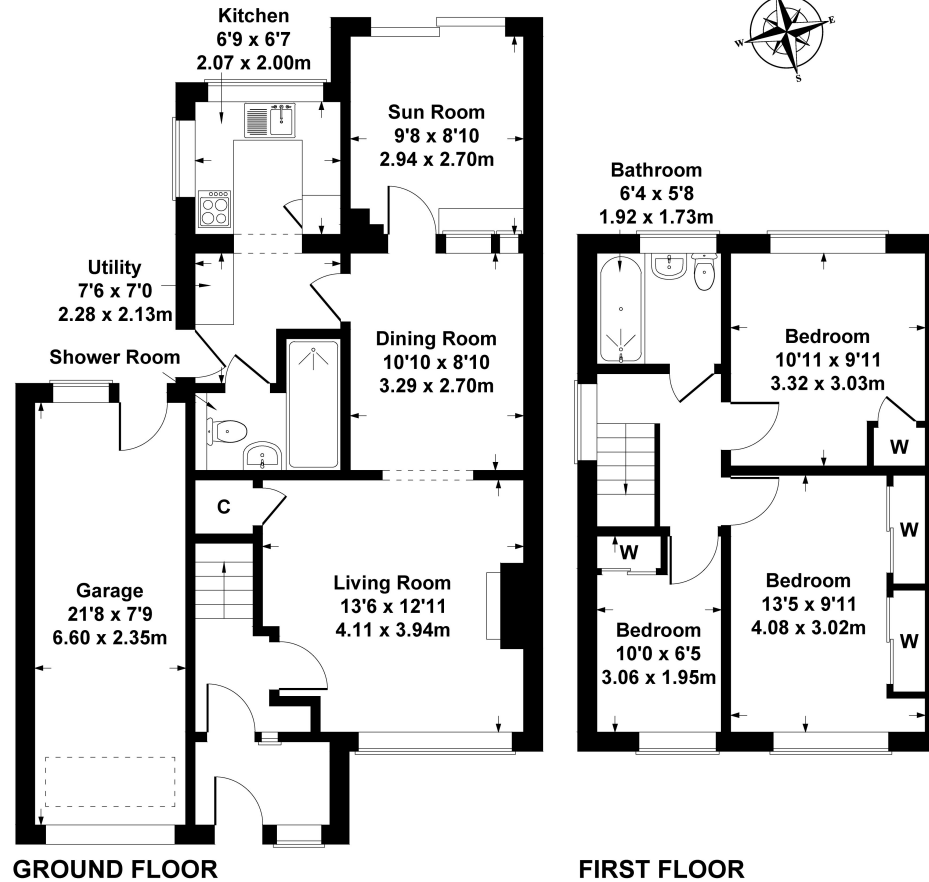
5 Colesbourne Rd

Approximate Gross Internal Area

House : 1023 sq ft - 95 sq m

Garage : 161 sq ft - 15 sq m

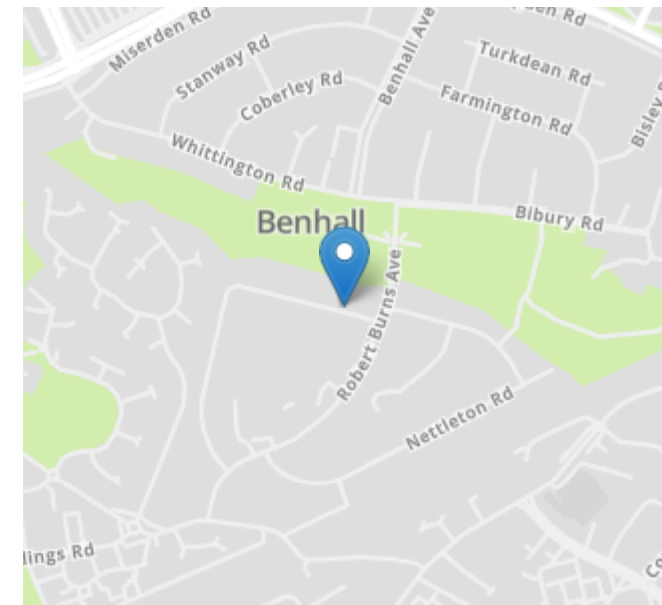
Total : 1184 sq ft - 110 sq m



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.

Produced by Potterplans Ltd. 2025



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

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