

Benhall

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ESTATE AGENTS

Benhall

Stanway Road, Benhall, Cheltenham, GL51 6BZ

£415,000 Freehold

A 3 bedroom, detached, family house with a lovely south facing garden, situated within this popular location with no onward chain.

DETACHED FAMILY HOUSE • entrance porch • entrance hallway • living room • dining room • kitchen • 3 bedrooms • bathroom • separate w/c • garage & parking • double glazing and gas central heating • south facing garden • no onward chain

Description

A super opportunity to purchase this detached, 3 bedroom, family home situated in this sought after residential location close to GCHQ, schools, and excellent road links. This much loved 1960s home requires modernising/upgrading with the potential for extending (subject to the necessary building/planning permissions). The accommodation includes an entrance porch leading to the entrance hallway, living room with feature fireplace, and an opening into the dining room with double doors giving access to the good size rear garden. The kitchen has a range of wall and base units, appliance space, and wall mounted gas boiler. On the first floor, there are 3 bedrooms (2 doubles with built-in wardrobes, and a single), family bathroom, and separate toilet. Outside, there is a driveway providing off-road parking, and a side gate leading to the enclosed rear garden, which is mainly laid to lawn with side planted borders, a wooden garden shed, and access to the brick built garage.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity**

Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



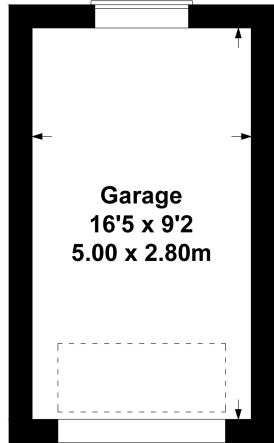


Situation

Stanway 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.

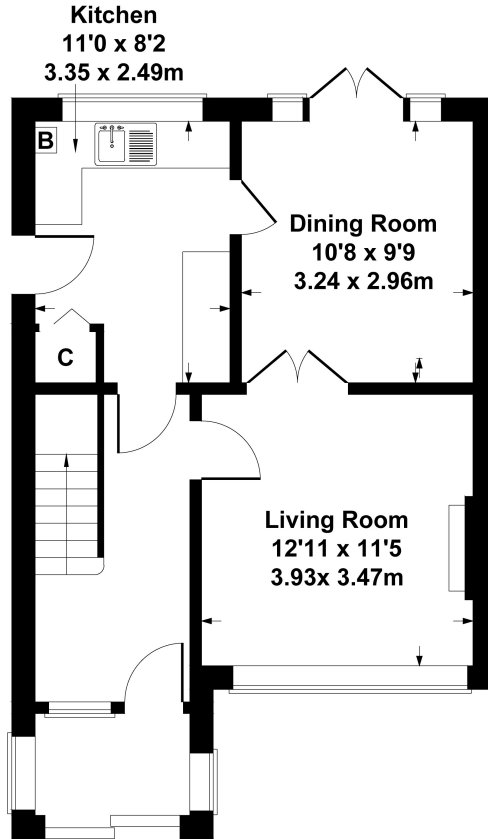
22 Stanway Road

Approximate Gross Internal Area
1076 sq ft - 100 sq m

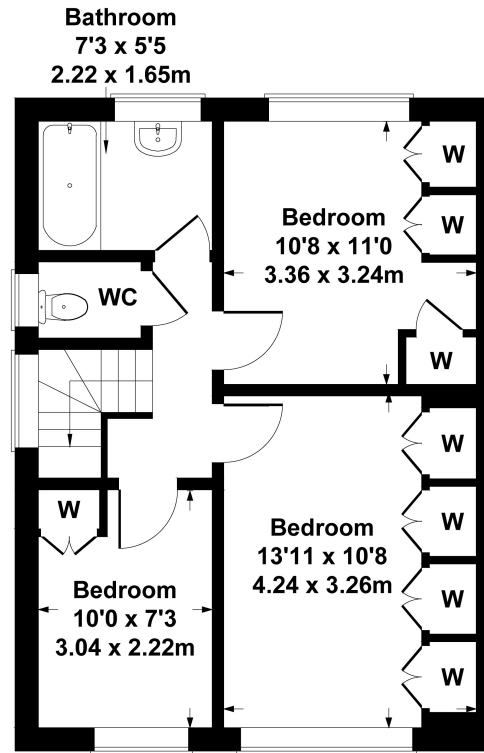


GARAGE

(Garage Location/
Orientation not accurate)



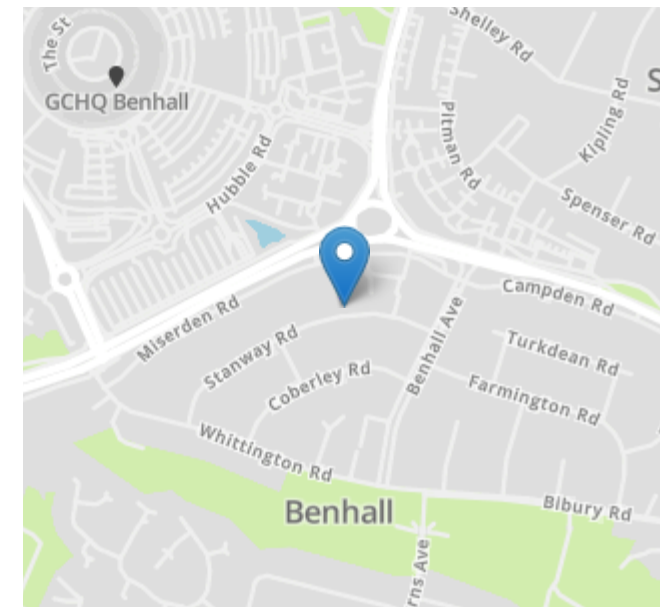
GROUND FLOOR



FIRST FLOOR

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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