

Benhall

 Nick
GRIFFITH
ESTATE AGENTS

Benhall

Farmington Road, Cheltenham, GL51 6AG

£350,000 Freehold

A 3 bedroom, semi detached, house with a lovely south facing garden now in need of updating throughout.

NO ONWARD CHAIN • entrance porch • entrance hall • living room • dining room • kitchen • cloakroom • 3 bedrooms • shower room • separate w/c • double glazing and gas central heating

Description

A semi detached family house, situated in this very popular residential location close to schools, amenities and excellent road links. The accommodation, which now needs updating throughout, includes an entrance porch, entrance hall, bay fronted living room with feature fireplace, dining room, kitchen, and a downstairs cloakroom. Upstairs, there are 3 bedrooms, a shower room, and a separate WC. Outside, there is a driveway providing parking for 2-3 cars, a single garage, and a lovely south facing 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. Purchasers should carry out their own investigations regarding the suitability of these services.



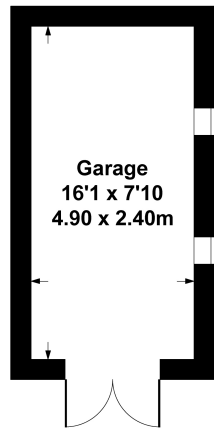
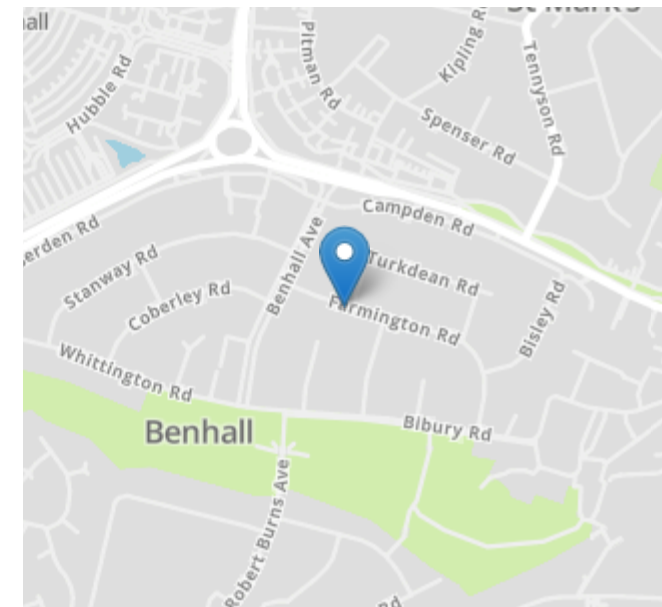


Situation

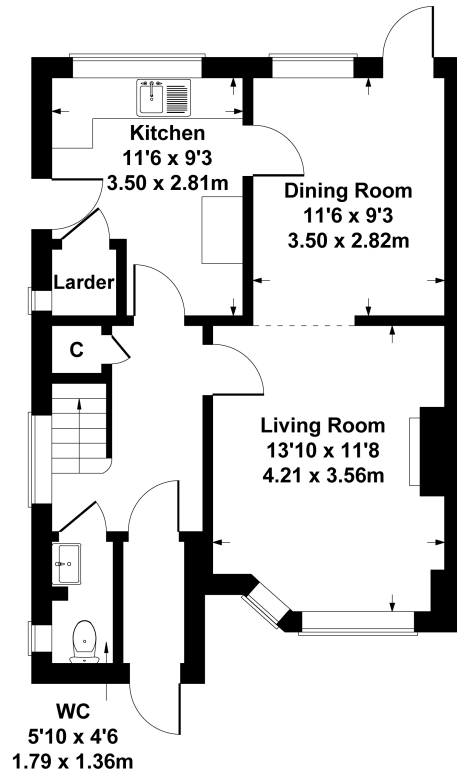
Farmington Road is conveniently situated close to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. There is also easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant 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.

9 Farmington Rd

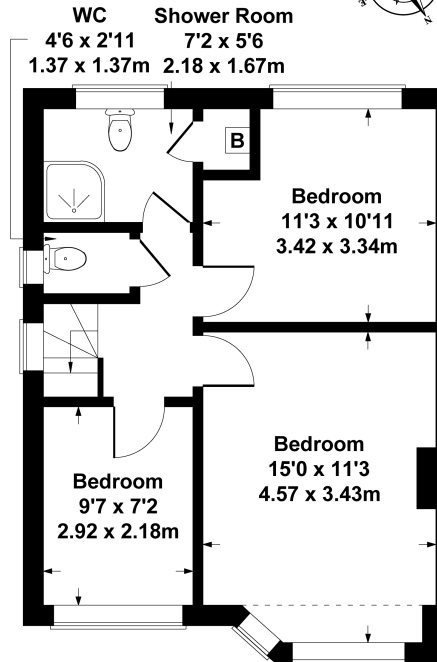
Approximate Gross Internal Area
Main House = 969 sq ft - 90 sq m
Garage = 129 sq ft - 12 sq m
Total = 1098 sq ft - 102 sq m



GARAGE
(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)



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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

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