



Benhall

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ESTATE AGENTS

Benhall

Colesbourne Road, Cheltenham, GL51 6DJ

£379,950 Freehold

An extended 3 bedroom, semi detached, family house, situated in a very popular location close to schools, GCHQ, and excellent amenities.

CLOSE TO EXCELLENT SCHOOLS AND AMENITIES • entrance hall • living room • dining room • kitchen • sun room • utility room • cloakroom • home office • 3 bedrooms • shower room • garage & parking • lovely garden • gas central heating & double glazing

Description

An extended 3 bedroom semi detached house, with a lovely mature garden, which is now in need of some updating. The good size family living space includes an entrance hall, living room with feature fireplace, dining room, kitchen, sun room overlooking the rear, separate utility room, downstairs cloakroom, and a home office. Upstairs, there are 3 bedrooms (2 doubles and a single) and a shower room. Outside, is a paved driveway providing parking for 2-3 cars, single garage, and a generous rear garden with lawn and seating areas. The property further benefits from gas central heating and double glazing.

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.



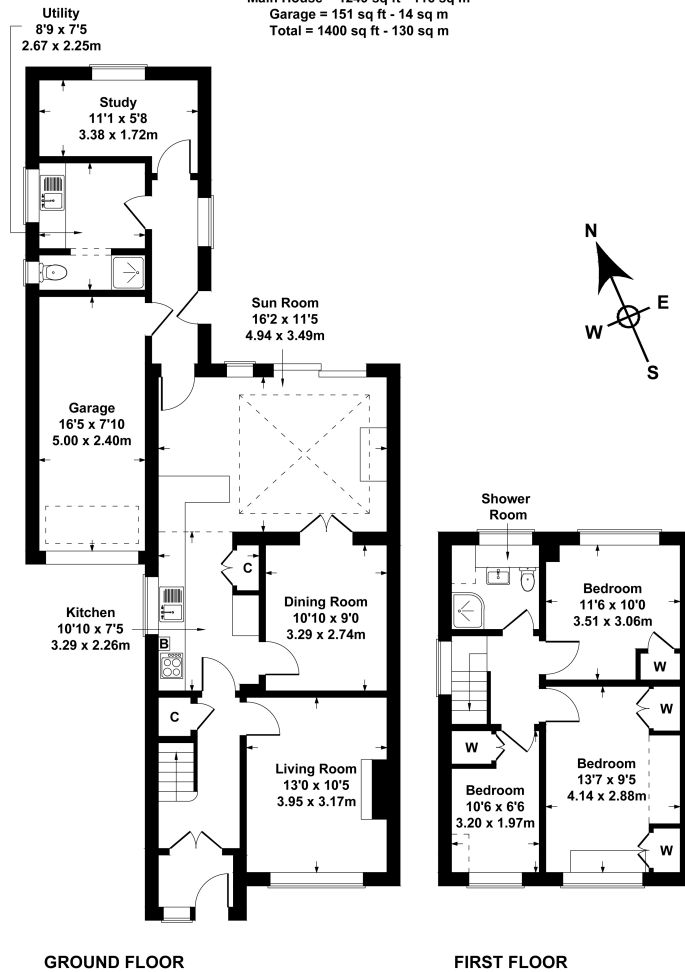


Situation

Colesbourne Road is well placed with a range of amenities nearby, including schools for all age groups, a library, medical centre, community centre, and superstore. There is also easy access to communications such as 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.

39 Colesbourne Road

Approximate Gross Internal Area
 Main House = 1249 sq ft - 116 sq m
 Garage = 151 sq ft - 14 sq m
 Total = 1400 sq ft - 130 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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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