



Benhall

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Benhall

Benhall Avenue, Cheltenham, GL51 6AE

£400,000 Freehold

A spacious, 3 double bedroom, semi detached house with a converted garage providing extra living accommodation, situated close to schools and excellent communications.

NO ONWARD CHAIN • reception hall • downstairs cloakroom • living room with bay window • dining area • family room • kitchen • 3 double bedrooms • family bathroom • separate w/c • off road parking • c.66ft rear garden • gas central heating • majority double glazing • popular location

Description

A much loved semi detached family home offering versatile accommodation, situated in this sought after residential location close to GCHQ. This bay fronted house, which is now in need of some updating/modernisation, includes a welcoming reception hall, downstairs cloakroom, bay fronted living room opening into the dining room, additional family room (formerly the garage) giving further living space, and a fitted kitchen with pull down breakfast table and pedestrian door to the rear lobby/utility. The first floor landing has access to the boarded loft space and doors leading to 3 double bedrooms, a family bathroom, and a separate toilet. Outside, the driveway at the front provides off-road parking for 2 vehicles. Gated access leads to the well stocked c.66ft rear garden which is currently divided by large shrubs and an archway, providing a garden mostly laid to lawn, and beyond is an ideal vegetable/compost area with greenhouse and garden shed. Cheltenham Borough Council - Tax Band D.



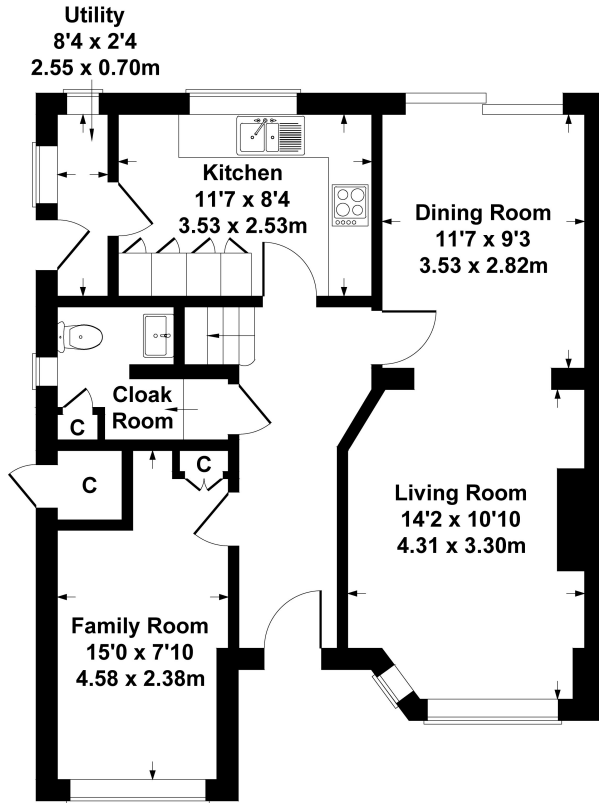
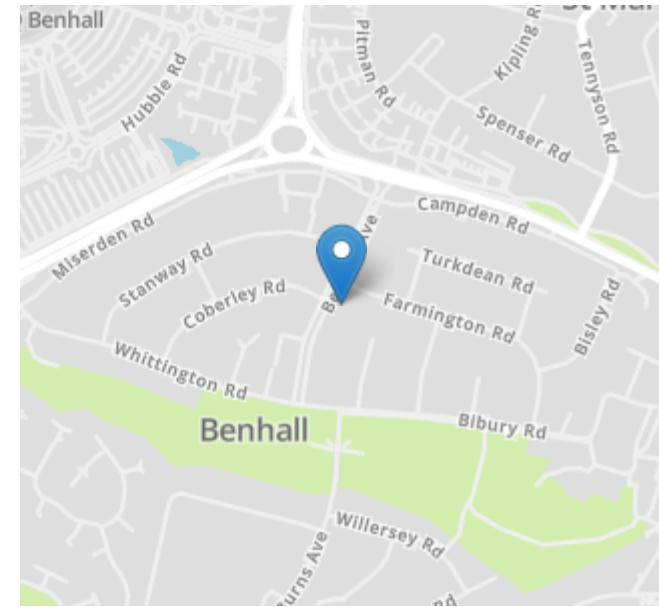
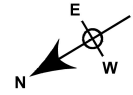


Situation

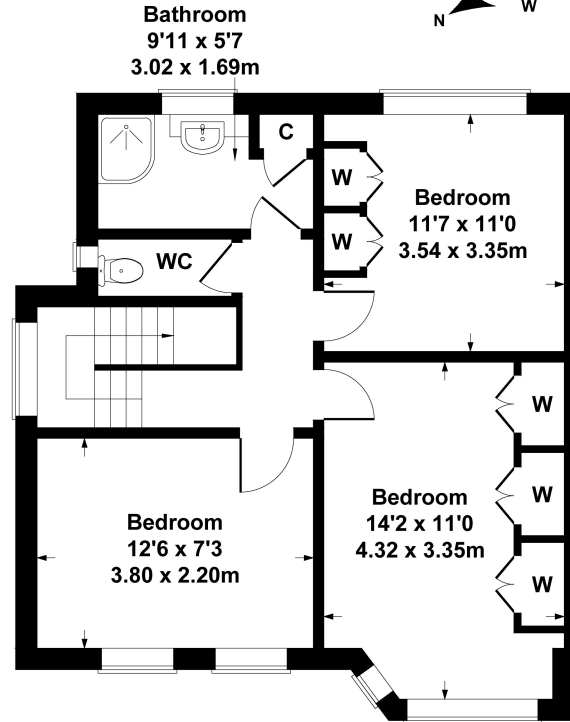
Benhall Avenue is conveniently situated close to a range of excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. There is also easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham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

26 Benhall Ave

Approximate Gross Internal Area
1238 sq ft - 115 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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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