



Benhall

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Benhall

Stanway Road, Cheltenham, GL51 6BU

£375,000 Freehold

An extended and very well presented, 3 bedroom, semi detached house with planning permission for a 2 storey extension.

NO ONWARD CHAIN • entrance hall • living room • magnificent kitchen/dining room • utility room • bathroom • 3 bedrooms • home office • good size garden • gas central heating • double glazing • driveway

## Description

A recently upgraded semi detached family house, situated in this sought after residential location close to GCHQ, schools, and excellent road links. The accommodation includes an entrance hall, living room with feature fire, an impressive kitchen/dining room with doors to the rear garden, separate utility room, and a ground floor bathroom. Upstairs, there are 3 bedrooms. Outside is a driveway providing parking for 2 cars, a generous rear garden, shed, and a home office. The property further benefits from gas central heating, double glazing, and planning permission (ref 00/00459/FUL) for a 2 storey extension to include carport, bedroom and bathroom.

## 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.



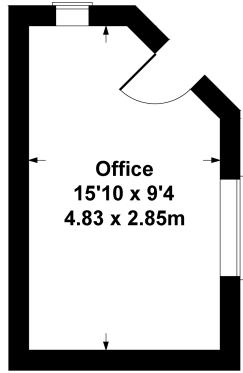
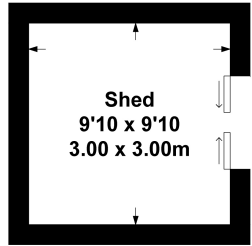
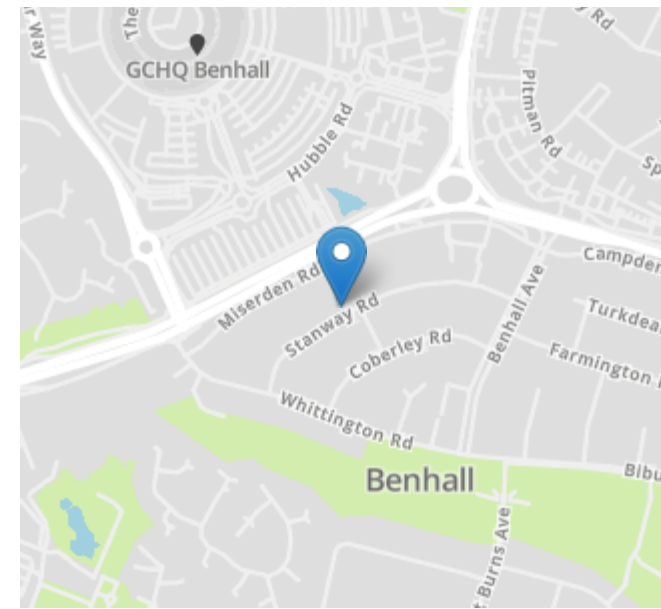


### Situation

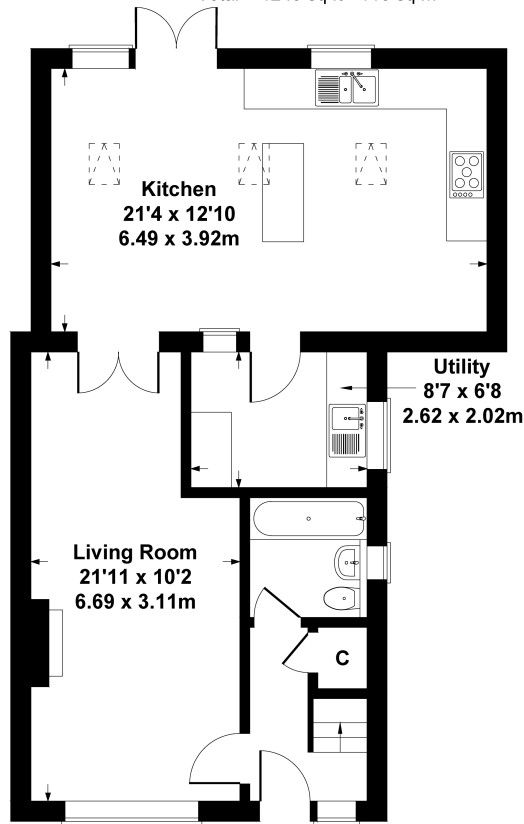
Stanway Road is conveniently situated close to a range of excellent amenities including schools for all age groups, a library, medical centre, community centre, superstore, and there is easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a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

# 45 Stanway Road

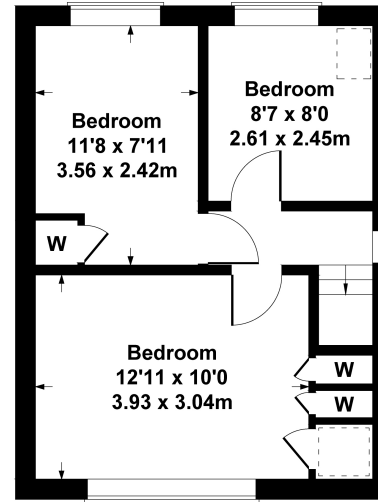
Approximate Gross Internal Area  
 Main House = 1012 sq ft - 94 sq m  
 Outbuildings = 237 sq ft - 22 sq m  
 Total = 1249 sq ft - 116 sq m



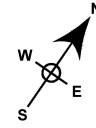
**OUTBUILDINGS**  
 (Not shown in Actual Location/Orientation)



**GROUND FLOOR**



**FIRST FLOOR**

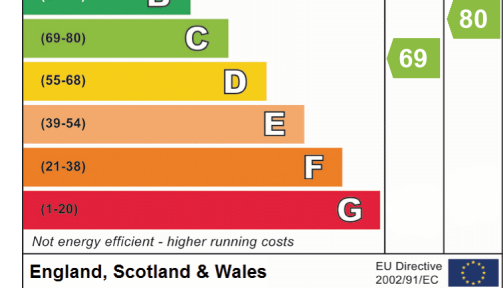


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

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



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