



Benhall

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ESTATE AGENTS

Benhall

Bibury Road, Cheltenham, GL51 6AZ

£450,000 Freehold

An extended 4 bedroom, semi detached, house, situated within this popular location close to schools and excellent communications.

NO ONWARD CHAIN • reception hall • cloakroom • living room • dining room • family room • kitchen • 4 good size bedrooms • bathroom & separate toilet • south facing garden • garage & parking • close to GCHQ

Description

A super opportunity to purchase this extended 4 bedroom, semi detached, family house, situated within this popular residential location. The versatile accommodation, which is now in need of updating/modernisation throughout, includes entrance hall, downstairs cloakroom, bay fronted living room, separate dining room, kitchen and an additional c. 6.44m family room with patio doors leading to the rear garden. On the first floor, there is a split landing giving access to the spacious c. 6.56m master bedroom, a further 3 good size bedrooms, family bathroom, and separate toilet. Outside, there is a driveway providing off-road parking leading to the single garage. The south facing rear garden has a patio area with steps leading down to the lawn enjoying a variety of mature planted trees and shrubs. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** is not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



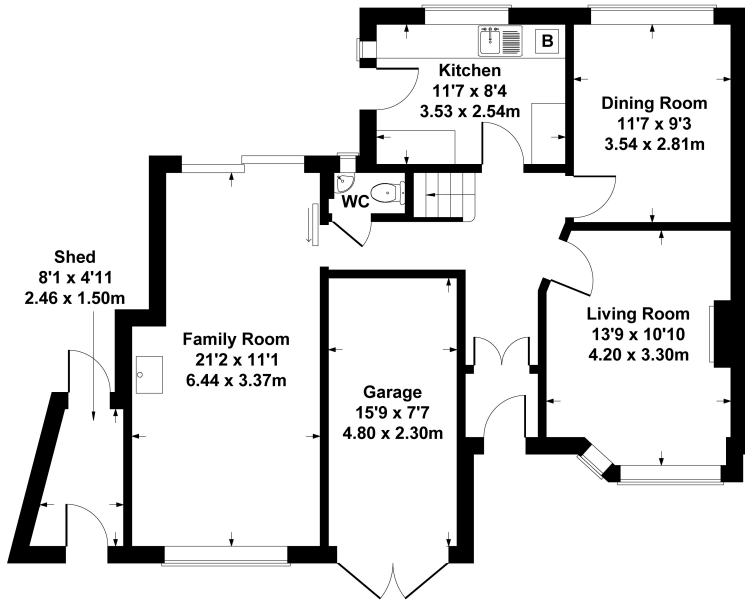
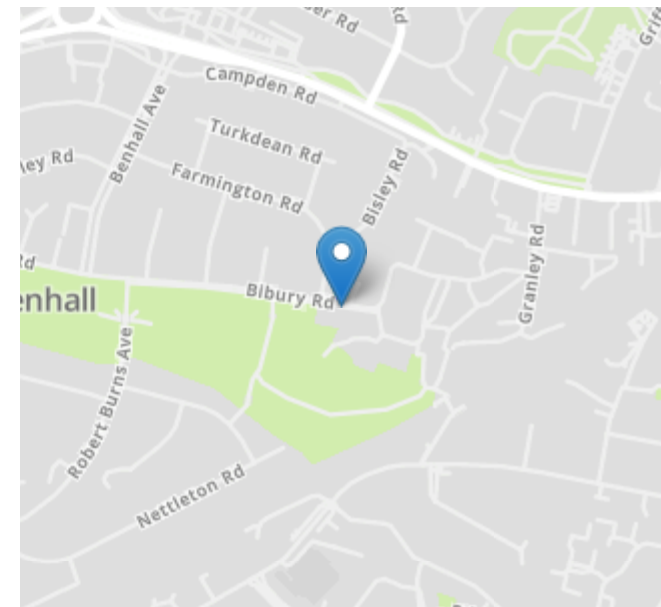


Situation

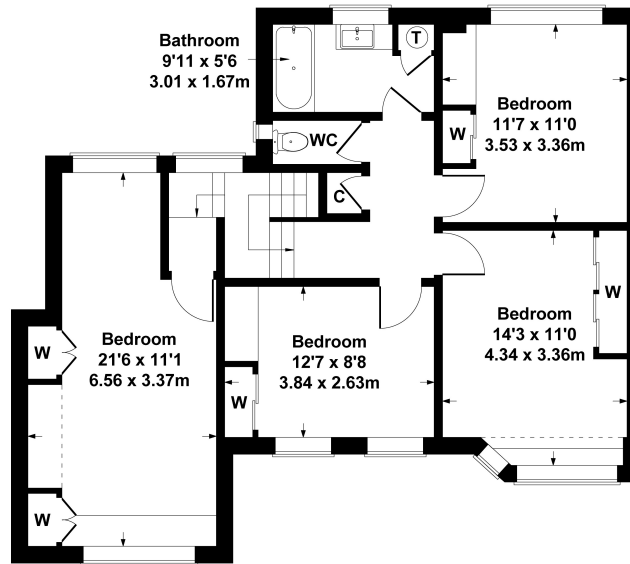
Bibury Road is conveniently situated close to a range of excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. There is also easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is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

7 Bibury Rd

Approximate Gross Internal Area
 House = 1539 sq ft - 143 sq m
 Garage = 118 sq ft - 11 sq m
 Total = 1657 sq ft - 154 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		
(69-80) C		80
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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