



Benhall



# Benhall

Nettleton Road, Cheltenham, GL51 6NR

Offers in Excess of £450,000 Freehold

A 4 bedroom, semi-detached house, situated in this popular residential location and offered for sale with no onward chain.

NO ONWARD CHAIN • entrance hall • good size living room • magnificent kitchen/dining/family room • utility room • ground floor shower room • 4 bedrooms • bathroom • driveway and covered parking area • enclosed garden • gas central heating • double glazing

## Description

An extended, semi-detached, family house with ample parking and a good size garden, situated close to a number of schools, amenities and road links. The well presented accommodation includes an entrance hall, c. 6.7m x 3.12m living room with feature fireplace, an impressive and recently updated kitchen/dining/family room with quartz work tops and bi-folding doors opening to the rear, a separate utility room, and an upgraded downstairs shower room. Upstairs, there are 4 bedrooms and a newly fitted family bathroom. Outside, there is a paved driveway providing parking for 2-3 cars, a covered parking/storage area, and a good size garden with lawn and seating areas. The property further benefits from gas central heating, double glazing (including a newly fitted front door), and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





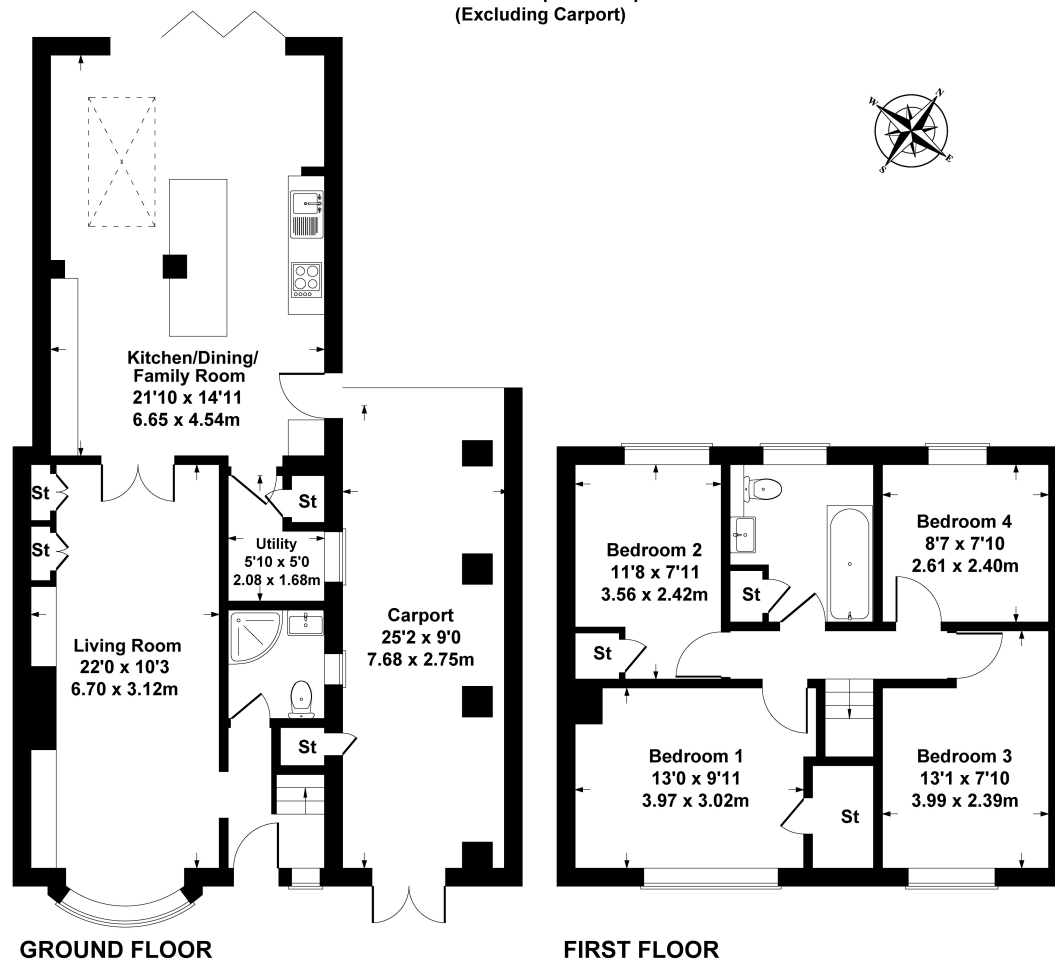
### Situation

Nettleton 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 train 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 Nettleton Rd

Approximate Gross Internal Area

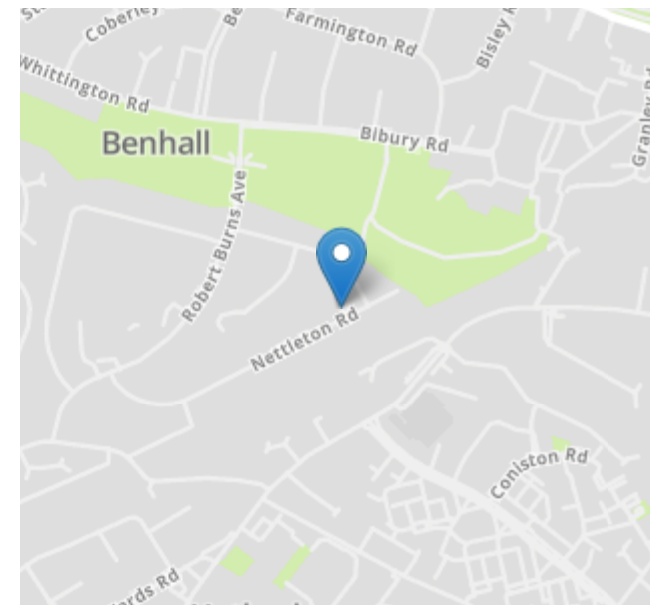
Total : 1227 sq ft - 114 sq m  
(Excluding Carport)



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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.