



Benhall



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Stanway Road, Benhall, Cheltenham, GL51 6BZ

£300,000 Freehold

A 1960s, 3 bedroom, semi-detached house in need of upgrading with a good size garden and situated within this popular location.

POPULAR LOCATION • entrance hall • living/dining room • kitchen • downstairs shower room • 3 generous bedrooms • enclosed rear garden • driveway & garage • no onward chain • further modernisation/upgrading needed

## Description

A 3 bedroom, semi detached family home, situated in this sought after residential location, close to local schools and GCHQ. The accommodation, which is now in need of modernisation, offers scope/potential to extend (subject to the relevant building/planning permissions). On the ground floor, the accommodation includes an entrance hall, living/dining room with patio doors leading to the rear garden, kitchen, and a downstairs shower room. On the first floor, there are 3 good size bedrooms. Outside, to the front of the property, is a driveway which provides ample off-road parking. There is gated side access to the generous rear garden which is laid mainly to lawn. The detached garage is set back from the driveway with an up-and-over door. The property further benefits from gas central heating, double glazing, 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** Cable connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

**Please Note** This property is currently going through probate.





### Situation

Stanway 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 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.



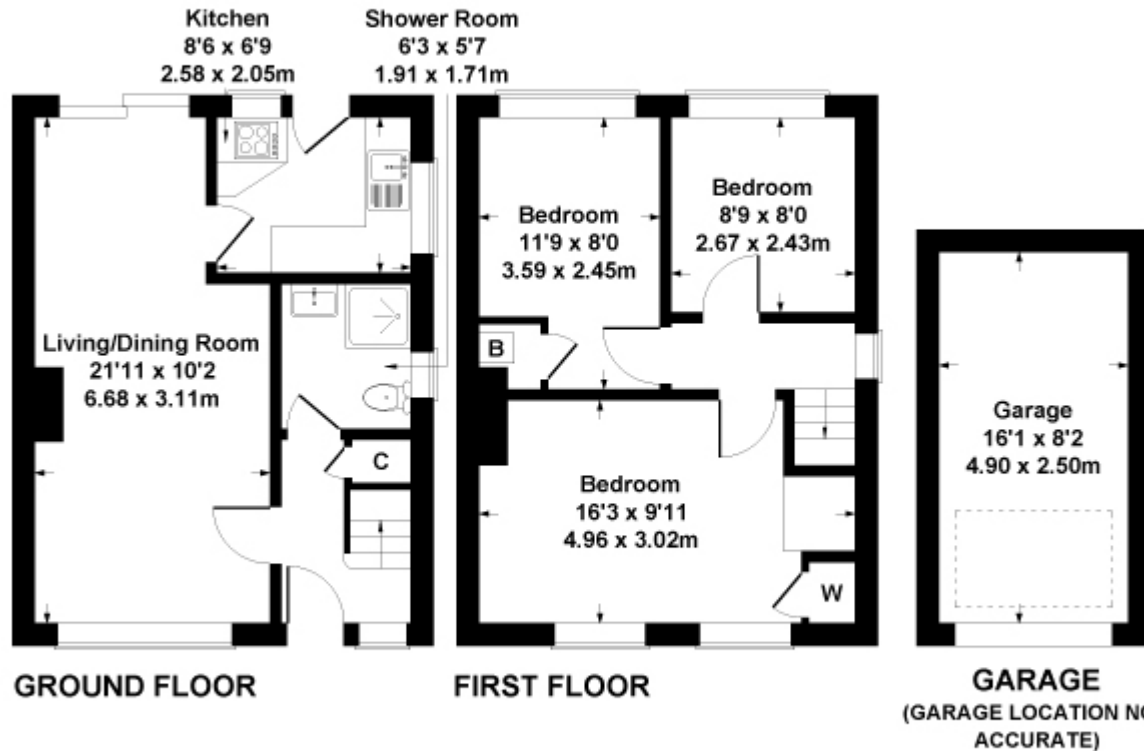
## 46 Stanway Rd

Approximate Gross Internal Area

House : 710 sq ft - 66 sq m

Garage : 129 sq ft - 12 sq m

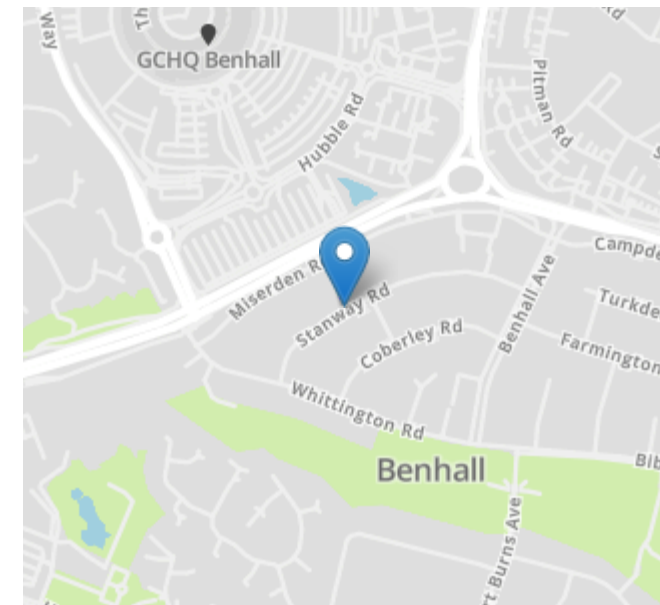
Total : 839 sq ft - 78 sq m



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>                              | <b>64</b> | <b>89</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 |           |                                                                                                               |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC  |

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