



Benhall



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Benhall

Chedworth Way, Cheltenham, GL51 6AH

Guide Price £325,000 Freehold

**A 3 bedroom semi detached house with a good size garden and garage, in need of full refurbishment.**

**NO ONWARD CHAIN** • entrance hall • cloakroom • living room • dining room • kitchen • 3 bedrooms • bathroom • garden • garage & parking

## Description

A traditional bay fronted, semi detached, family house situated in this very popular residential location. The accommodation, which requires upgrading throughout, includes an entrance hall, downstairs cloakroom, living room with feature fireplace, dining room, and kitchen with door to the rear garden. Upstairs, there are 3 bedrooms and a bathroom. Outside, there are front and side gardens, a single detached garage and parking for one car. The property benefits from double glazing, and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band D.**

**Electricity Mains. Water Mains. Sewerage Mains. Broadband**

Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Sale subject to Probate being granted.



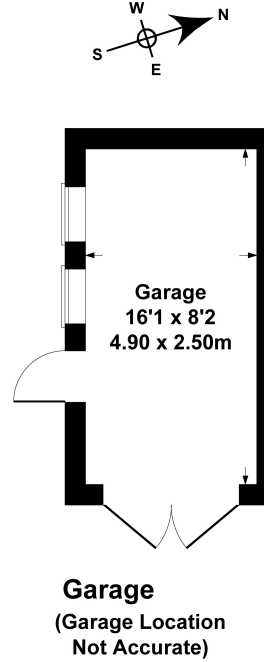
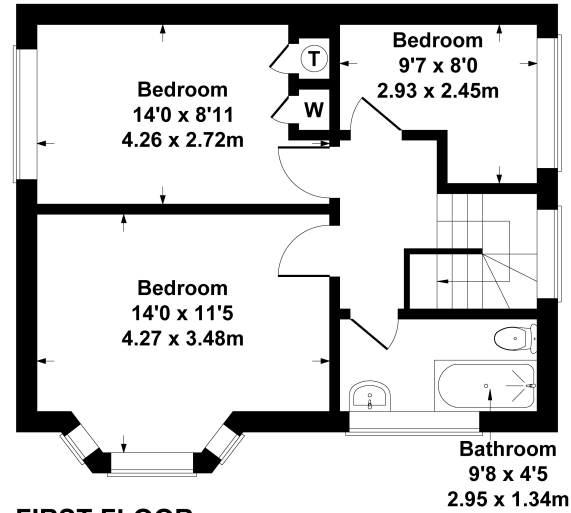
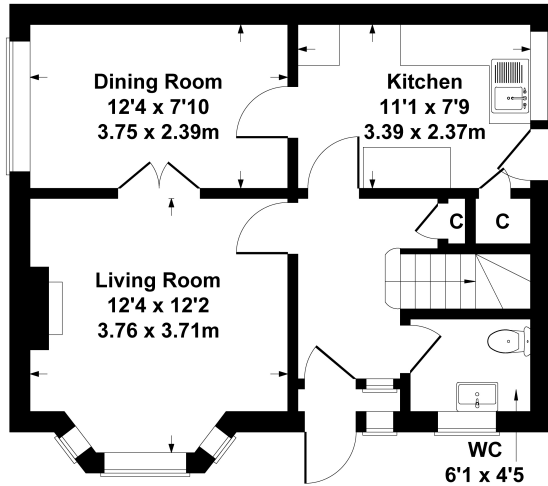


### Situation

Chedworth 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.

## 2 Chedworth Way

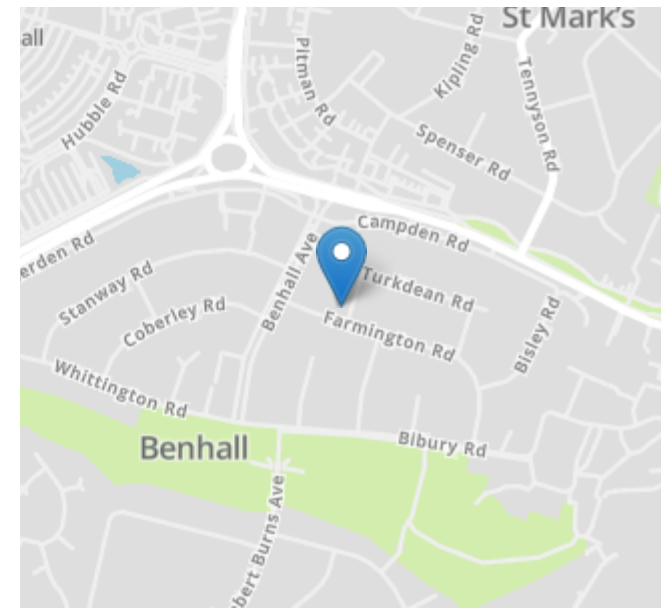
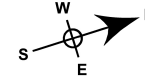
Approximate Gross Internal Area  
1044 sq ft - 97 sq m



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. 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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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