



Benhall



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Farmington Road, Cheltenham, GL51 6AG

£450,000 Freehold

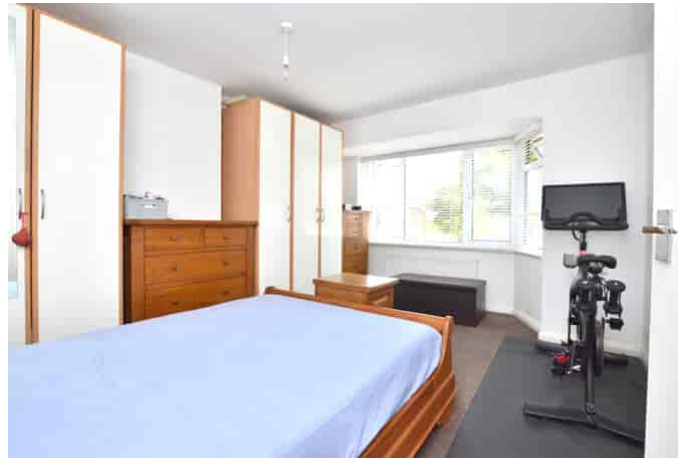
**A bay fronted, 3 bedroom, semi detached house with a lovely large garden, situated close to schools and excellent communications.**

56ft SOUTH FACING GARDEN • reception hall • downstairs cloakroom • living room with bay window • kitchen/dining room • family room/bedroom 4/home office • 3 double rooms • family bathroom • off road parking • gas central heating & double glazing • popular location • no onward chain

## Description

A well presented, semi detached, family home offering nicely proportioned accommodation throughout, situated within this popular residential location close to GCHQ. This much loved 1950s home includes a welcoming entrance hall, downstairs cloakroom, bay fronted living room, additional family room which could be used as a 4th bedroom or home office (formerly the garage) giving versatile living space, and a modern kitchen/breakfast room with a range of units and patio doors leading to the good size rear garden. Upstairs, there are 3 double bedrooms and a spacious family bathroom with separate shower cubicle. Outside, there is a block paved and gravel frontage providing ample off-road parking, and pedestrian side access leading to the impressive 56ft southerly facing rear garden which is principally laid to lawn with a good size patio.





### Situation

Farmington 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.

### Further Information:

**Local Authority** Cheltenham Borough Council.

**Tax Band** D.

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

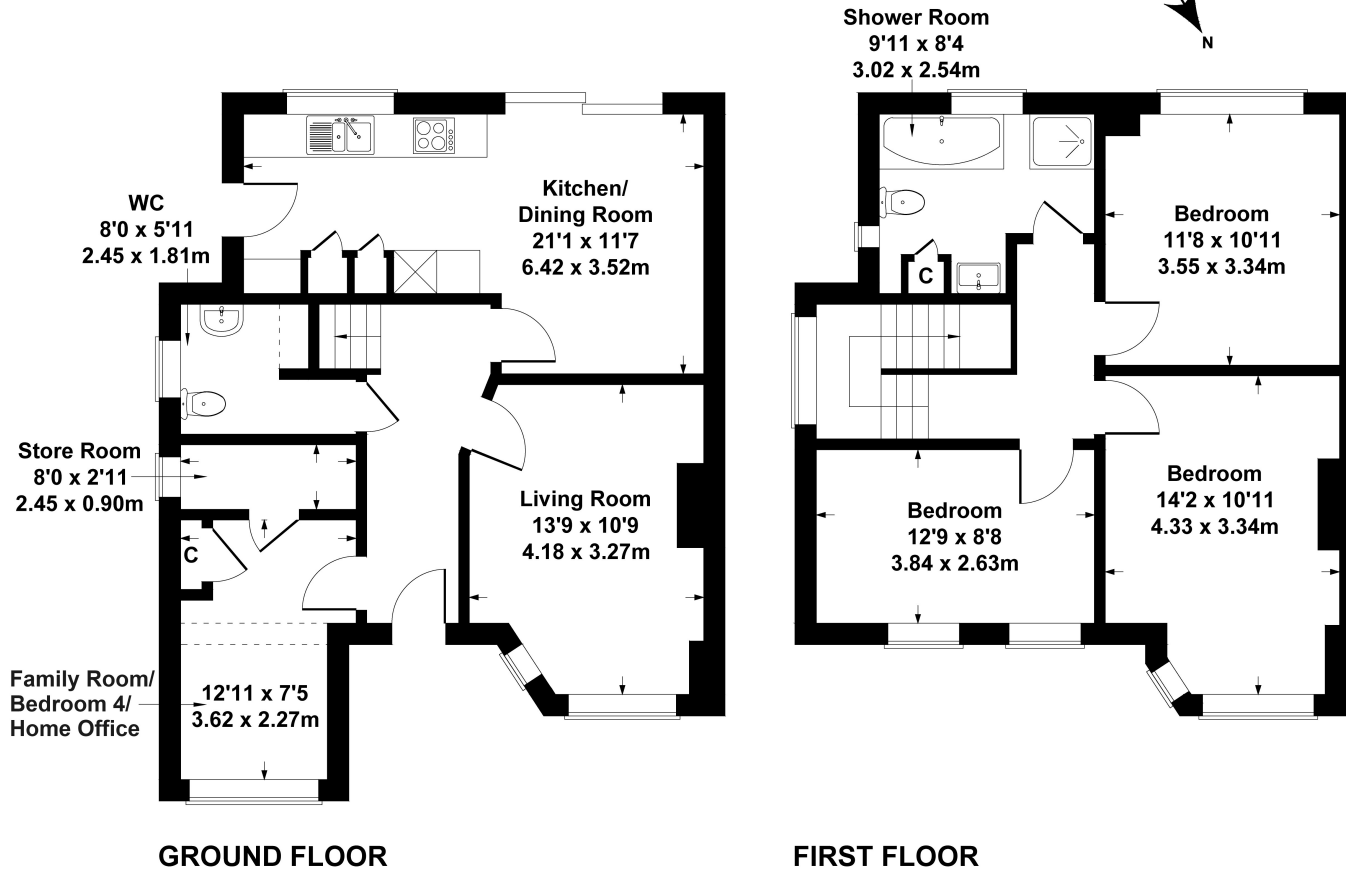
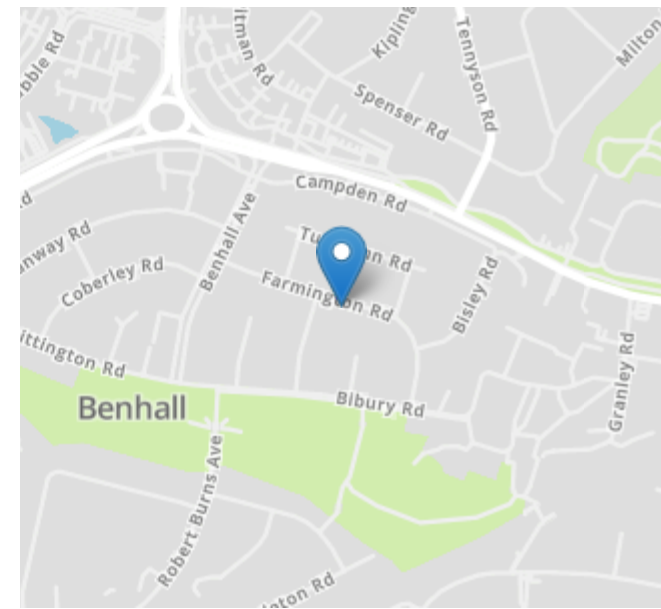
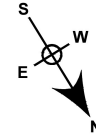
**Heating** Gas Central Heating.

**Broadband** Connected to the property - Fibre Optic.

Purchasers should carry out their own investigations regarding the suitability of these services.

# 29 Farmington Road

Approximate Gross Internal Area  
1163 sq ft - 108 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>		85
(69-80) <b>C</b>	74	
(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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