

FOR SALE



Granley Gardens, Benhall, Cheltenham

3 Double Bedrooms, 2 Bathrooms, Semi Detached

Asking Price Of £369,950



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- 3 Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Workshop
- Surprising Garden

DESCRIPTION SURPRISING GARDENS

3 double bedroom semi-detached set at the end of the cul-de-sac with an entrance porch, spacious hallway, lounge with log burner, dining room, fitted kitchen, modern downstairs bathroom, 3 double bedrooms, a second modern bathroom/shower room, gas central heating and UPVC double glazing. Outside there is a myriad of plants and shrubs offering an eclectic mix of garden space with a large workshop area in the far corner that leads to another area of garden behind. The property has been updated in a number of areas, but would be enhanced by décor and flooring. There is off road parking in the front leading to useful space to the side of the property. EPC Rating D & C Tax - C.

ENTRANCE PORCH UPVC

brick build porch leading to the front door.

ENTRANCE HALL

a good sized hallway with stairs to the first floor, door to the downstairs bathroom, door to the lounge door to the kitchen

LOUNGE/DINER

lounge area window overlooking the front garden, log burner in the fire place with solid timber mantle over, open plan to the dining area with patio door to the rear garden

KITCHEN

a modern fitted kitchen with a good range of eye and base units, wood work tops, stainless steel gas hob, extractor and oven, sink and drainer, integrated fridge/freezer, dishwasher, inset lighting, ample room for table and chairs, window to the side door to the rear garden





DOWNSTAIRS BATHROOM

modern bathroom with window to the side, WC with high flush, sink, paneled bath with shower and shower screen

LANDING

with window on the turn of the stairs, double airing cupboard, loft access, doors to all rooms

BEDROOM 1

window to the rear overlooking the garden

BEDROOM 2

window to the front giving view down the cul-de-sac

BEDROOM 3

window to the rear and second window to the side

SHOWER ROOM

modern shower room with window to the side, wc and wash basin built in to the vanity unit, quadrant shower cubicle and shower


OUTSIDE

to the front is a pleasant seating area with an array of plants, gated access to a handy side storage area that leads to the myriad of plants inter twinned with seating area and paths that leads to the WORKSHOP and further garden behind.

WORKSHOP offering access from the front and the rear this useful workshop offers various uses and gives access to the extra rear garden area at the back

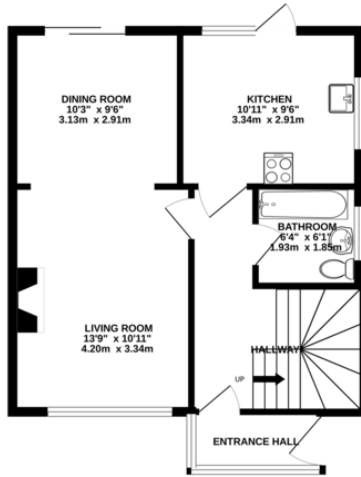




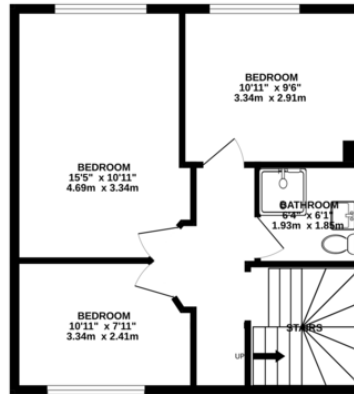
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
www.epc4u.com			



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



WORKSHOP
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333
<http://www.martinco.com>



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