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Coberley Road

Benhall, Cheltenham, GL51 6DG

Asking Price £395,000



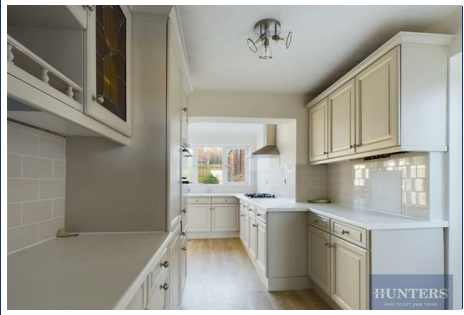
Council Tax: D



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Asking Price £395,000



Hunters Estate Agents of Cheltenham are delighted to bring this immaculate 1960's extended three-bedroom semi-detached family home, complete with private garden and garage to the sales market

This fabulous property has been recently redecorated throughout and is ready to start a new chapter with its next owners.

The accommodation includes two reception rooms with the living room at the front and the extended dining room facing the rear elevation. The kitchen has also been extended and sits to the rear. Upstairs there are three bedrooms and a family bathroom with separate wc. Outside, the property sits behind its own private lawned fore-garden with driveway to side, leading to the single garage. At the rear there is a generous garden which is currently undergoing some landscaping.

Coberley Road is ideally situated being in the centre of the ever popular 'Benhall' residential district just west of Cheltenham and very close to the Benhall parade of shops. Locally within easy walking distance is a local public house, the beautiful Benhall Park and Woods, named after the farm, that formerly stood there (at the site of the current Notgrove Close). The park has a large, wooded area and is very popular with walkers, dog walkers and in the summer, you will see several picnics in full swing. To the far end there is a children's play area and there is a pleasant stream running through the grounds.

Accessibility surrounding this property is equally impressive with the Outstanding Benhall Primary School, GCHQ and the Motorway junction 11 all within easy reach.

SUMMARY: This property is available now with no onward chain, which is a very attractive feature to most buyers. The property has been extended with a popular rear ground floor extension providing generous living space that will be desirable to any growing family. We highly recommend this property and encourage any interested buyers to act quickly to avoid disappointment.

All Viewings are accompanied only.

- **Extended Three Bedroom Semi-Detached House**
- **Freshly Decorated**
- **Garage and Parking**
- **Available with NO ONWARD CHAIN**
- **Council Tax Band D | EPC Rating C**

Sitting Room

13'2" x 10'2" (4.03 x 3.11)

Dining Room

10'11" x 9'6" (3.34 x 2.92)

Kitchen (L Shaped)

18'0" (max) x 14'11" (max) (5.49m (max) x 4.57m (max))

Bedroom One

13'3" x 10'6" (4.06 x 3.21)

- **Kitchen and Dining Rooms Extended**

- **New Patio and landscaped garden (in progress)**

- **Private Rear Garden**

- **Great Accessibility to Schools, GCHQ and M5**

- **Tenure: Freehold**

Bedroom Two

10'11" x 10'6" (3.35 x 3.21)

Bedroom Three

9'4" x 7'2" (2.87 x 2.19)

Bathroom

7'2" x 5'5" (2.20 x 1.66)

Separate WC

3'6" x 2'7" (1.09 x 0.79)

Single Garage



A map snippet from Google Maps showing the location of 'The Reddings' in Benhall. An orange pin marks the site. The map includes labels for 'FIDDLER'S GREEN', 'ROWANFIELD', 'A40', 'BENHALL', 'Hatherley Rd', and 'UP HATHERLEY'. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Floor 0

Kitchen
6'11" x 14'11"
2.12 x 4.56 m

Dining Room
10'11" x 9'7"
3.34 x 2.92 m

Sitting Room
13'2" x 10'2"
4.03 x 3.11 m

Kitchen
10'10" x 7'9"
3.31 x 2.37 m

Hallway

Floor 1

Bedroom Two
10'11" x 10'6"
3.35 x 3.21 m

Bedroom One
13'3" x 10'6"
4.06 x 3.21 m

Bedroom Three
9'4" x 7'2"
2.87 x 2.19 m

Bathroom
5'5" x 7'2"
1.66 x 2.20 m

WC

Landing

Approximate total area⁽¹⁾

948.51 ft²
88.12 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Please contact our Hunters Cheltenham Office
on 01242 528500 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>86</p> <p>72</p>	
<p>England & Wales</p>		<p>EU Directive 2012/91/EC</p>	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.