

# HUNTERS®

HERE TO GET *you* THERE



## Stanway Road

Benhall, Cheltenham, GL51 6BU

Asking Price £440,000



Council Tax: D



# 9 Stanway Road

Benhall, Cheltenham, GL51 6BU

Asking Price £440,000



Hunters of Cheltenham are proud to present for sale, this well-established 1950's bay fronted semi-detached family home complete with large ground floor extension. The property is a credit to its current owner and is offered for sale in immaculate condition throughout.

Ideal for families being close to the highly desirable Benhall Primary School, Lakeside School, Bournside School and Dean Close.

The extension provides a luxurious 20' fully fitted kitchen/dining room with centre island, it really is a dream kitchen with modern light grey units concealing a range of appliances including dish washer, fridge/freezer and cooking facilities. Off the kitchen there are two smaller rooms, a utility/cloak room with wc and a storage/boot room.

The accommodation:

Ground floor: The property is approached via the front driveway to the wide and bright entrance hall. To the right is the elegant and beautifully decorated living room with a bay window to the front elevation. To the rear of the property there is an impressive fully extended kitchen with a large dining area, perfect for those who love to cook, entertain and hold parties. The wc/utility room and further boot room lay just off the kitchen.

First floor: The main bedroom faces the front elevation and boasts of a deep angled bay window. Bedroom two and the bathroom face the rear. The final third bedroom overlooks the front.

Outside: The property is set well back from the road behind its own lawned fore-garden with driveway to side. There is a carport structure which in turn leads to the garage with mains power and light. At the rear there is a generous rear garden.

Summary. The front gardens, driveway, carport and rear gardens could benefit from a cosmetic tidy, but this disguises a property that has been meticulously maintained and is luxuriously appointed throughout. Close to GCHQ, M5 Motorway Junction 11, Cheltenham rail station and a range of outstanding schools, this property is unbeatable value for money.



- A Three Bedroom Extended 1950's Family Home
- Bay Fronted Living Room and Bedroom One
- Modern bathroom with walk-in Shower
- Off Road parking for Several Vehicles Leading to garage
- EPC Rating C | Council Tax Band D
- Close to Excellent Junior, Senior and Private Schools
- Beautifully Presented with Ground Floor WC and Separate Boot Room
- Available Now with No Onward Chain
- Excellent Communications for GCHQ, M5 Junction 11 and Cheltenham rail Station
- Tenure - Freehold

#### Living Room

13'9" x 11'6" (4.20 x 3.51)

#### Kitchen/Dining Room

20'9" x 15'0" (6.34 x 4.59)

#### Boot Room

#### WC / Utility Room

#### Bedroom One

14'0" x 10'7" (4.27 x 3.23)

#### Bedroom Two

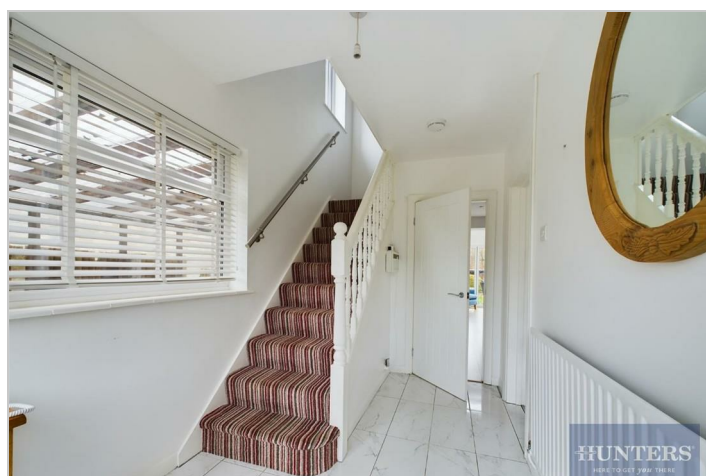
11'5" x 11'1" (3.50 x 3.40)

#### Bedroom Three

8'11" x 7'1" (2.73 x 2.17)

#### Bathroom

8'3" x 7'1" (2.52 x 2.16)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
1010.19 ft<sup>2</sup>  
93.85 m<sup>2</sup>

(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.

GIRAFFE360

Viewing

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
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.