

HUNTERS®

HERE TO GET *you* THERE



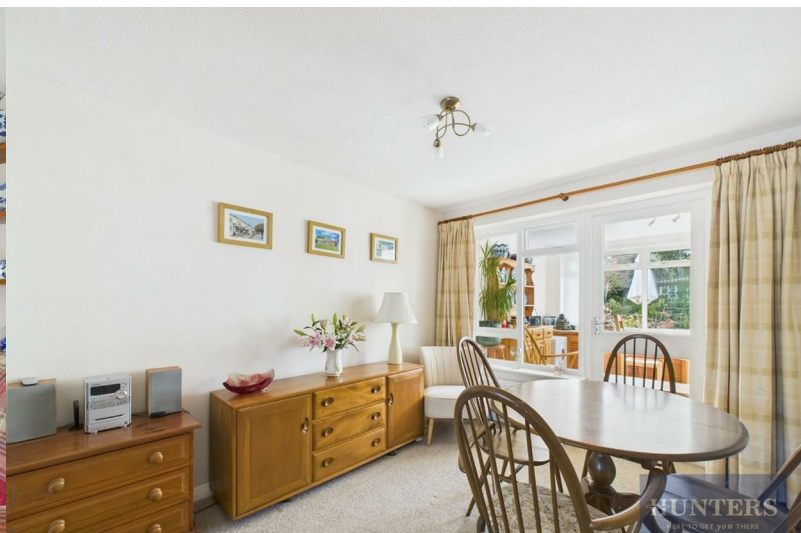
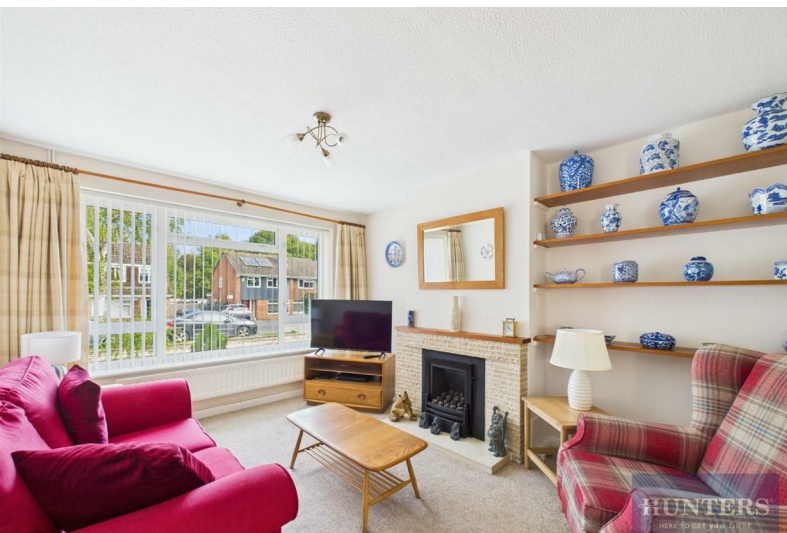
Colesbourne Road

Benhall, Cheltenham, GL51 6DL

Guide Price £385,000



Council Tax: C



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Hunters are delighted to offer this lovely, traditionally built three-bedroom semi-detached family home, with a rear ground floor extension overlooking the delightfully sunny south/west facing rear garden.

Inside, the property has been well maintained by its present owners and offers the following spacious accommodation:

Ground Floor: The Living room sits to the front of the property with the dining room at the rear. The fitted kitchen leads to the extended family room at the rear. A cloakroom with WC can be found on the ground floor

First Floor: Bedrooms one and three face the front elevation with bedroom two and the family bathroom facing the rear.

Outside: The property is set back from the road behind its own bloc-paved driveway with off road parking and side access to the rear. The detached garage has been converted into a storage/workshop facility with windows facing the garden and pedestrian door. Inside there is mains power and light. The beautiful rear garden backs on to a primary school playing field and enjoys a high degree of privacy, and is also South/west Facing, perfect for a quiet weekend sun worshipping.

Colesbourne Road is one of our most consistently requested roads, and it isn't hard to see why. all the houses have excellent aspects with views overlooking either trees or the outstanding Benhall Primary School Playing Fields. The road is well positioned for easy access to GCHQ, a wide choice of highly performing schools and the M5 Junction 11.

This wonderful house comes highly recommended, and we believe the first to view will buy.

All viewings are by appointment only.

- **An Extended Three Bedroom Semi-Detached House**
- **Ground Floor WC**
- **Bloc-Paved Off Road Parking**
- **Close to Excellent Schools and Superb Communications to M5 Junction 11**
- **Council Tax Band C - Approx £2007 per year**

Living Room

10'2" x 12'9" (3.12 x 3.89)

Dining Room

8'10" x 10'8" (2.70 x 3.26)

Kitchen

7'4" x 9'7" (2.24 x 2.94)

Family Room

12'8" x 8'5" (3.87 x 2.59)

WC

2'3" x 4'1" (0.70 x 1.25)

- **Three Reception Rooms**

- **Very Private South/West Facing Rear Garden**

- **Detached Garage currently converted to a workshop/storage facility**

- **Energy Performance Certificate (EPC) E**

- **Tenure - Freehold**

Bedroom One

9'3" x 13'5" (2.84 x 4.10)

Bedroom Two

9'10" x 11'5" (3.00 x 3.49)

Bedroom Three

6'4" x 10'4" (1.95 x 3.16)

Bathroom

6'5" x 6'9" (1.96 x 2.08)

Converted Garage

8'4" x 13'8" (2.55 x 4.18)



Road Map



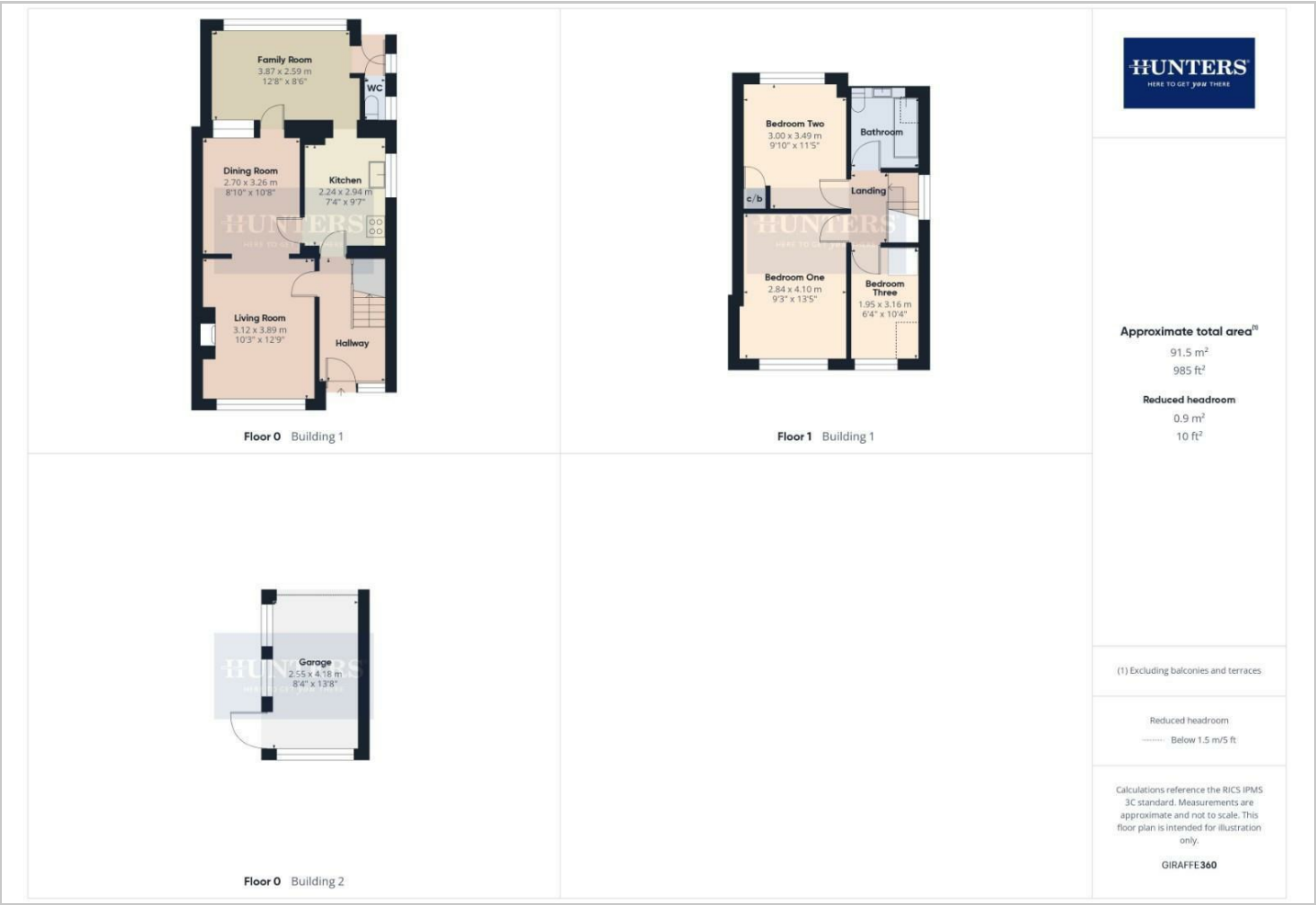
Hybrid Map



Terrain Map



Floor Plan



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.

Detailed Property Report Via QR Code



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.