



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Whittington Road,  
Cheltenham GL51 6BS  
Guide price £550,000



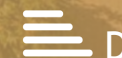
3



1



2



2



Whittington Road,

Cheltenham GL51 6BS

An extended and superbly finished three-bedroom detached house in Benhall, a welcoming suburb of Cheltenham known for its lush green spaces and family-friendly atmosphere.

**Location:**

Benhall is positioned on the South West of Cheltenham and offers a variety of housing options set in tranquil streets, making it ideal for families, professionals, and retirees alike. Benhall is celebrated for its excellent local schools, leafy parks like the renowned Benhall Park, and a vibrant selection of local amenities. With easy access to Cheltenham town centre, residents can experience the best of both worlds.

Strategically positioned near the M5 motorway and A40, and bolstered by efficient public transport links, Benhall provides seamless connections to Gloucester, Bristol, and beyond.







### Full Description:

The property itself is presented in outstanding condition. It features a cozy sitting room and a spacious open-plan kitchen/dining/family room, equipped with a high-specification kitchen, integrated appliances, and bi-folding doors leading to a raised patio area that is perfect for family dining and relaxation. Additional amenities on the ground floor include a WC and an integral garage with a utility area.

The first floor accommodation comprises three generously sized double bedrooms and a large family bathroom, featuring a contemporary bathtub and expansive shower enclosure.

Externally, the rear garden backs onto Benhall playing fields and includes a sizeable raised patio and a lawn area. The front of the property benefits from off-road parking in addition to the garage, ensuring ample space for vehicles.

### Further Information:

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local authority: Cheltenham Borough Council. Tel. 262626

Council tax band: D





## Whittington Road

Approximate Gross Internal Area = 149.0 sq m / 1599 sq ft  
(Including Garage)

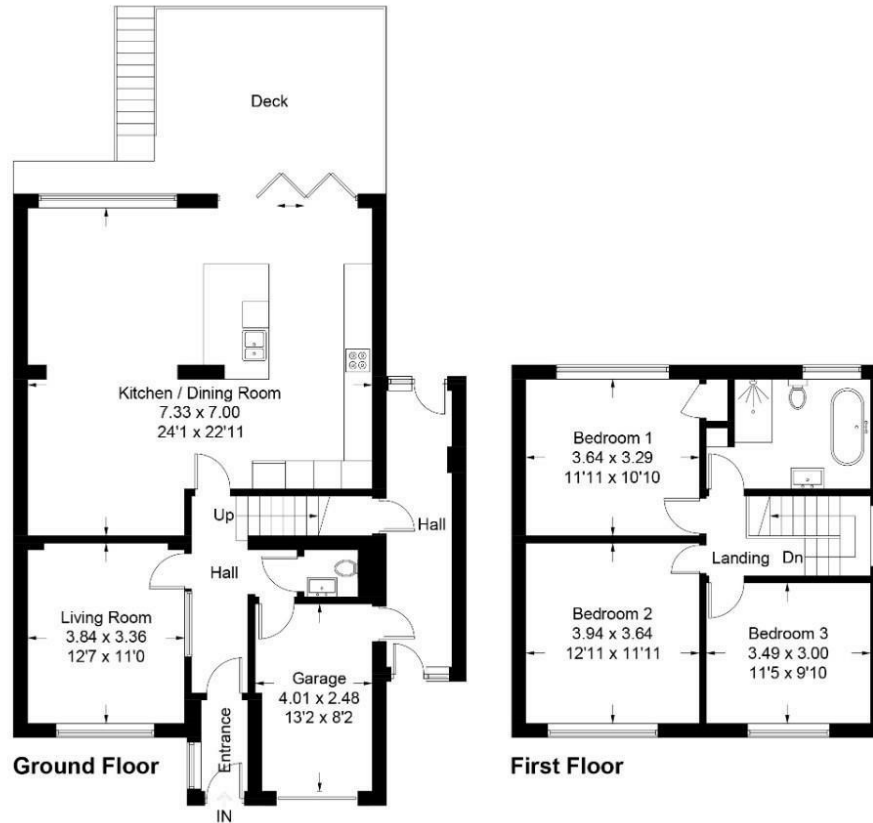
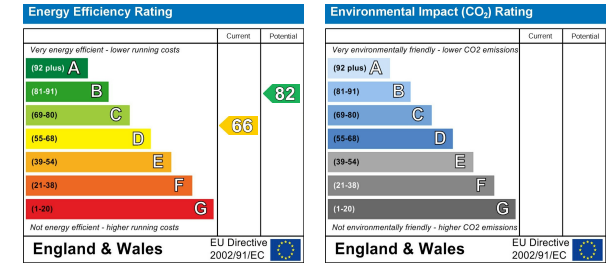


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1081462)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



## Area Map



## Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange  
Cheltenham  
Gloucestershire  
GL50 1SJ

T. 01242 514 285  
E. sales@morgan-associates.co.uk  
W. www.morgan-associates.co.uk