



15 Farmington Road, Benhall, Cheltenham, Gloucestershire GL51 6AG

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A traditional 3 bedroom semi-detached family home located on a tree lined grass verged road west of central Cheltenham. The property has easy access to facilities and offers off street car parking and an enclosed 61'x28 south facing rear garden.





Benhall is a popular residential area to the west of central Cheltenham with the benefit of plenty of green spaces.

Farmington Road is a wide tree lined road with grass verges and traditional semi-detached and detached family homes.

To the ground floor of this semi-detached family house is an enclosed entrance porch, inner hall, a well fitted kitchen/breakfast room, dining room and to the front a pleasant sitting room with half bay window.

To the side of the main living accommodation is a useful utility room which has access to both the front and rear gardens and a cloakroom.

Stairs lead up from the inner hall to a naturally light first floor landing. off the landing are two double bedrooms and a smaller third bedroom together with a bathroom fitted with a white suite and an electric over bath shower. In addition, there is an addition separate W.C.

Externally to the rear is an enclosed south facing garden (61'x28') with a paved terrace adjoining the house and a level lawn beyond. To the bottom of the garden is a workshop/shed (10'x7').

The front garden is laid to a gravel bed interspersed with shrubs and off street car parking.

The property is well presented throughout and features gas fired central heating (boiler is in the roof space) and double glazing.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

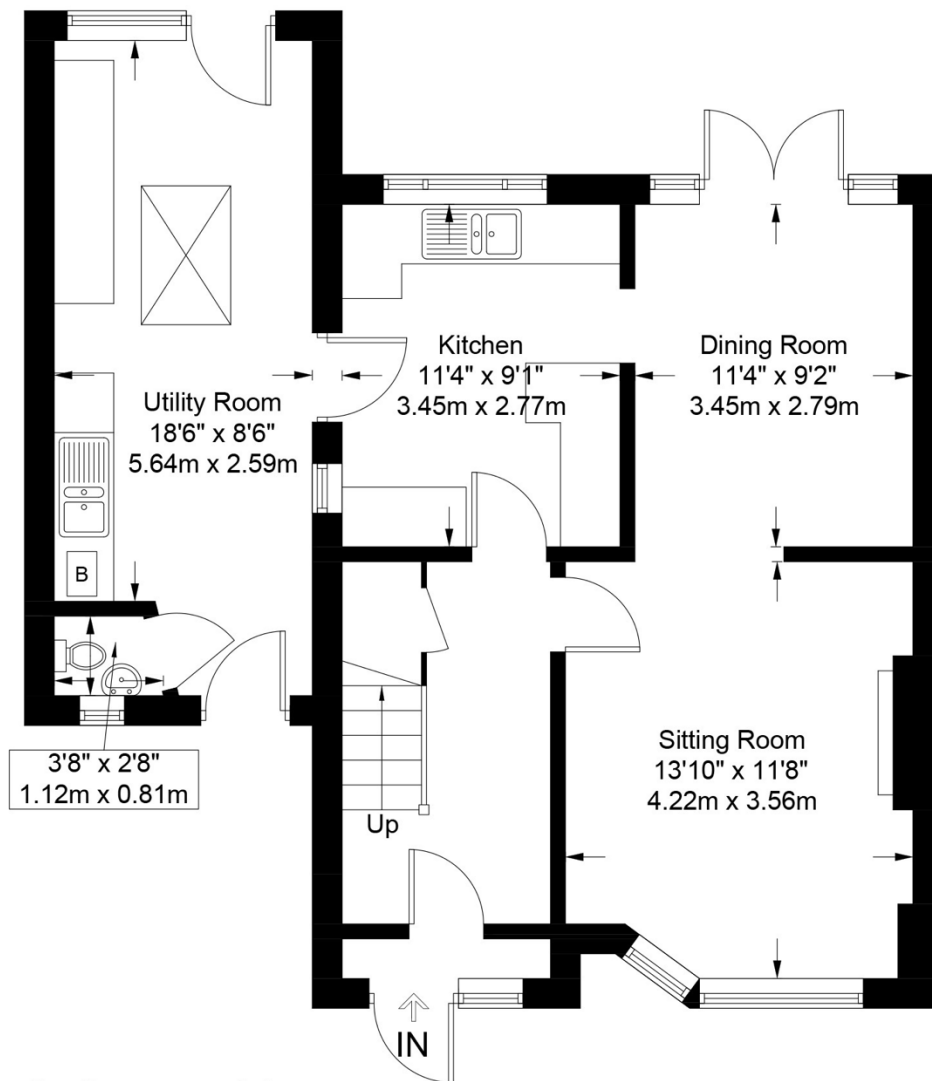
Council Tax: Band D

EPC: D (60/84)

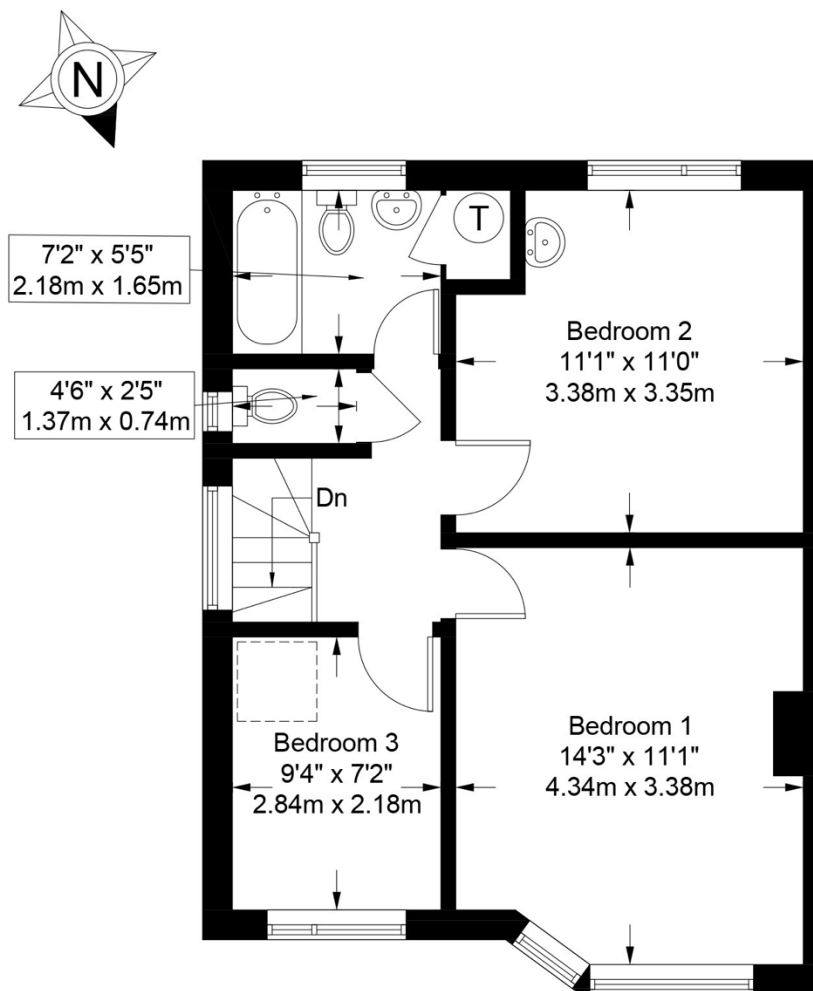
Parking: Off street drive parking.

Title Number: GR428





GROUND FLOOR



FIRST FLOOR

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 Approximate Gross Internal Area 1147 sq ft / 106.6 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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