



5 Farmington Road, Cheltenham GL51 6AG
£400,000



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• Popular location • Complete Chain • Close to local schools and amenities • Good transport links • Good sized rear garden • Open fire place • Garage with power and lighting • Two toilets • Cheltenham Borough Council- £2145.58 per annum (2024/25) • EPC C69

£400,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Porch

French doors leading into the porch, door to;

Hall

Stairs to the first floor, understairs storage cupboard, door to the living room and kitchen, radiator.

Living Room

Double-glazed window to the front elevation, open fire, radiator, double doors to;

Dining Room

Double-glazed sliding door to the rear, radiator, door to;

Kitchen

Double-glazed window to the rear elevation, a range of matching wall and base units with work surface over, inset 1 bowl stainless steel sink, gas hob, integrated oven and grill, space for a washing machine and dishwasher, a utility cupboard with a window to the side elevation, space for a dryer, and an undercounter fridge. Door to garden.

On the first floor

Landing

Double-glazed window to the side elevation, access to the loft, doors to all first-floor accommodation.

Bedroom One

Double-glazed window to the front elevation, built-in wardrobes, radiator.

Bedroom Two

Double-glazed window to the rear elevation, radiator.

Bedroom Three

Double-glazed window to the front elevation, radiator.

Bathroom

Double -glazed obscured window to the rear, bath with shower over, WC, wash hand basin, radiator, and airing cupboard with the boiler.

WC

Double-glazed obscure window to the side elevation, WC, wash hand basin, radiator.

Garage

16'2" x 8'2" (4.94 x 2.51)

Barn style door to the front, power, and lighting.

Outside

To the front of the property there is a driveway providing off-road parking as well as an area of lawn. To the rear of the property you have a beautiful garden mainly laid to lawn, along with a patio area, greenhouse and wooden summer house. There are also a variety of flowers and shrub borders.

Location

The property is situated in the popular area of Benhall. Benhall Primary school is just a short distance away. The area offers a range of good schools, good access to the M5 motorway network and GCHQ. Asda supermarket is approximately 0.7 miles away, together with an out of town retail park.

Material Information

Tenure: Freehold.

Council Tax band: Tax band D

Local authority and rates: Cheltenham Borough Council- £2145.58 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

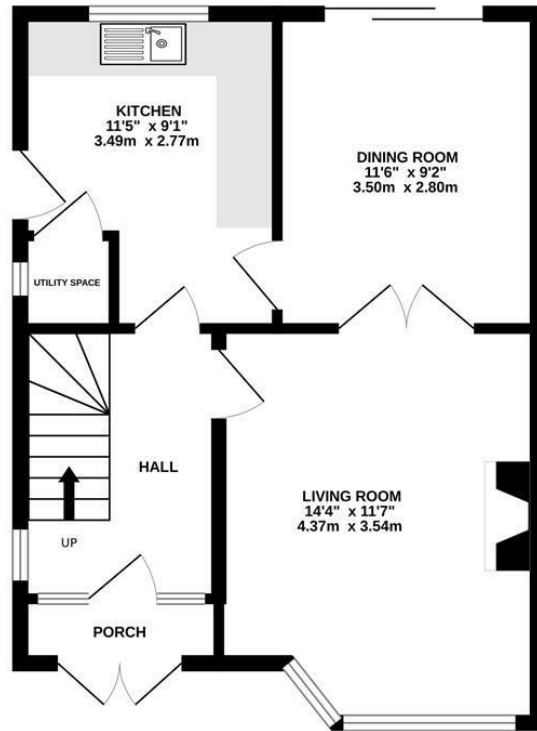
Heating: Gas Central heating.

Broadband speed: Standard 7 Mbps, Superfast 189 Mbps, Ultrafast 1000 Mbps.

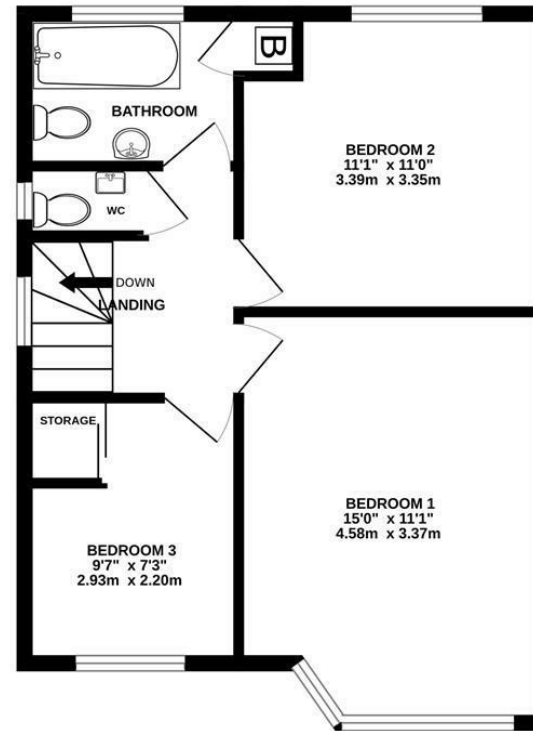
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

