

## Nettleton Road, Benhall, Cheltenham Gloucestershire GL51 6NR

£375,000

- \*\*\*No Onward Chain\*\*\*
- Cul-de-sac Location
- Re-furbished Kitchen
- Separate Utility Room
- Three Bedrooms
- Spacious Lounge
- Attached Garage & Off Road Parking
- Wrap Around Garden

## **The Property**

No Onward Chain - A Peaceful Benhall Retreat

TG Sales & Lettings is excited to bring you this well presented three-bedroom detached bungalow, tucked away at the end of a quiet cul-de-sac in the sought-after area of Benhall.

Recently refreshed and ready to move into, this charming home is just a short stroll from local shops, schools, and handy bus routes — convenience without the compromise.

Step inside and you're greeted by a welcoming hallway connecting all rooms. The home features a bright and spacious lounge, a modern kitchen/diner with a separate utility room, a stylish refitted bathroom, and three generously sized bedrooms. There's also an attached garage with direct access into the house, and a driveway with space for at least four cars.

To the rear you'll fall in love with the tranquil wrap-around garden. Backing onto woodland, it offers total privacy and a sense of escape. The tiered layout provides plenty of space to relax, entertain, or simply soak in the sounds of nature from the large patio area.

The front garden is low-maintenance with gravelled parking and garage access via an up-andover door.

This is a rare find in a quiet location — and it won't be around for long.

Call us today to arrange your viewing and see if this could be your next home.



## Situation

Benhall is a small district within the town of <u>Cheltenham</u>, <u>Gloucestershire</u>. It lies south-west of the town centre, just south of the A40, the main road to Gloucester, and north of the district of Up Hatherley. It is part of the larger Benhall and The Reddings area, which is a mature, residential suburban area. Many of the roads in Benhall are named after villages in the surrounding countryside, including Robert Burns Avenue and the area is popular for walking, playing, exercising dogs, and community events.

**Tenure** Freehold

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C













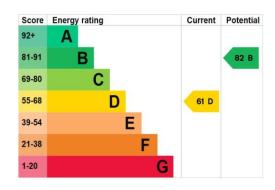
## **Head Office**

TG Sales & Lettings 48 Stroud Road Gloucester Gloucestershire GL1 5AJ

**Tel**: 01452 311776

Email: info@tgres.co.uk
Website: www.tgres.co.uk





T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.