

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- FOUR BEDROOM FAMILY HOME
- LARGE CARPORT
- GREAT SCHOOL CATCHMENT AREA
- OPEN PLAN LIVING DOWNSTAIRS
- SEPARATE UTILITY ROOM
- TWO BATHROOMS

Offers in Excess of £475,000

Nettleton Road,

Cheltenham

GL51 6NR

Nettleton Road, Cheltenham

Cook Residential are pleased to bring to the market these four bedroomed semi-detached properties situated in the desirable location of Benhall and benefits from being extremely well presented.

As you enter the property you are welcomed by a hallway giving access to a shower room with w/c and sitting room.

The sitting room boasts a bay window to the front of the property as well as a feature fireplace and carpeted flooring. The ground floor has been beautifully opened up to create an open plan feel flowing into the open plan kitchen & breakfast room.

The modern fitted kitchen benefits from wall and base units and, with space for appliances such as a range cooker & hood, fridge & freezer and dishwasher. The kitchen island is a perfect use a of space, with the Velux roof combined with the bi-fold doors allowing the kitchen / breakfast room lots of light and creating the indoor / outdoor feeling.

The bi-fold doors lead out to the generous southwest facing garden which is laid to lawn with a decked patio area and paved access to the shed at the rear of the garden.

A beautiful garden ideal for entertaining.

A utility room with room for a washer / dryer completes the ground floor.

Upstairs to the first floor there are four good sized bedrooms and a family bathroom with three-piece suite and a shower over the bath with tiled flooring and part tiled walls.



Passionate About Property...

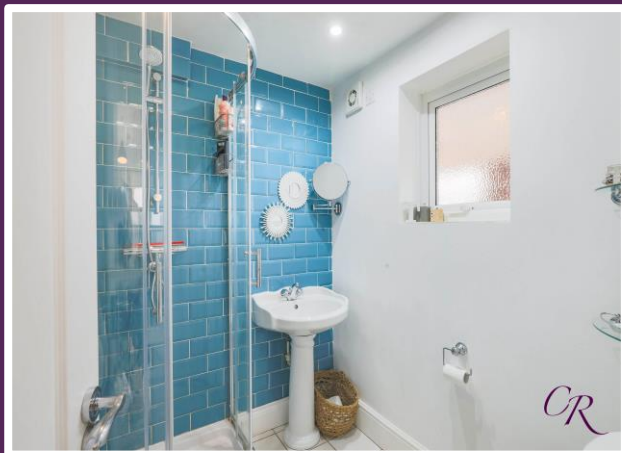
Tenure: Freehold
Council Tax Band: C

Benhall is a suburb of Cheltenham and provides excellent access to the A40 and M5 as well as being on many regular bus routes to the town centre. Major supermarkets, local amenities and popular primary schools are nearby, and so is the Cheltenham Spa train station.

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.

Passionate About Property...



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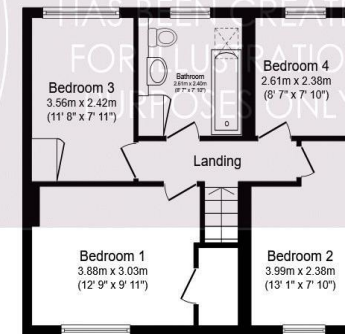
BEST
ESTATE AGENT GUIDE
2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total floor area 114.1 m² (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com