



SHEEPSCOMBE CLOSE BENHALL, CHELTENHAM, GL51 6BE

PRICE £450,000

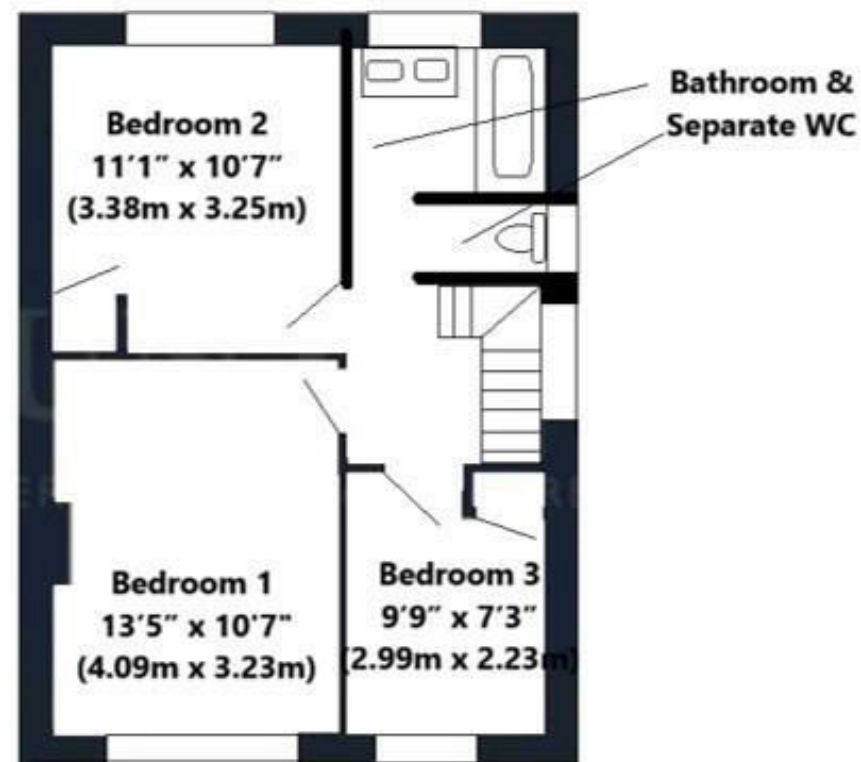
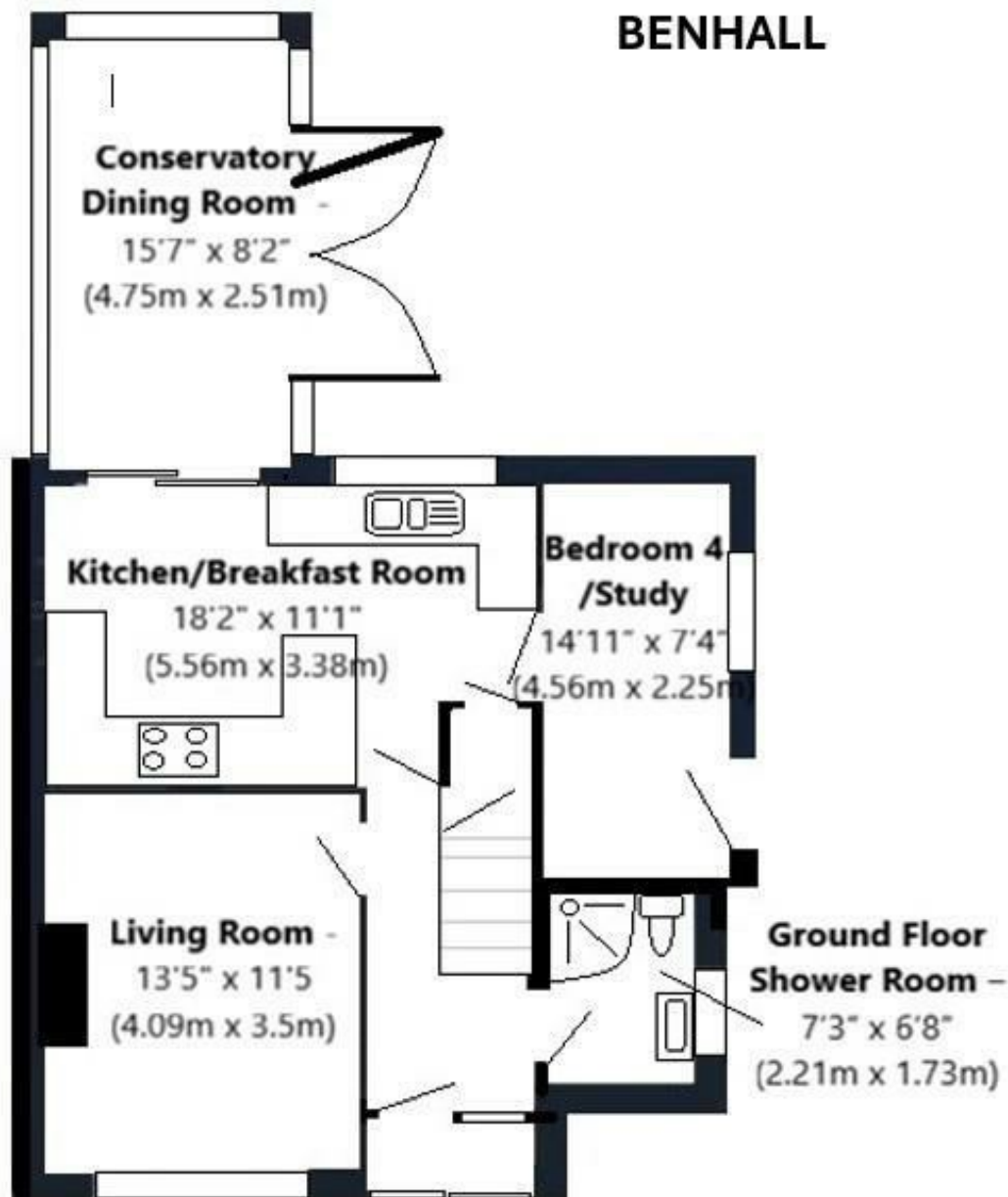
FREEHOLD - CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND C

SHEEPSCOMBE CLOSE, BENHALL

Floorplan for guidance only – not to scale

Gross Internal Area

1138 sq ft – 105.7 sq mt





Fantastic opportunity to acquire this semi-detached family house which offers excellent accommodation and is set on a huge corner plot. The current owners have made various upgrades to the property including:

Underfloor heating (controlled via your phone) in the conservatory with plumbing in place if you wanted to add a radiator as well. Virgin Media TV and 1200mbps broadband. TV points in 3 rooms.

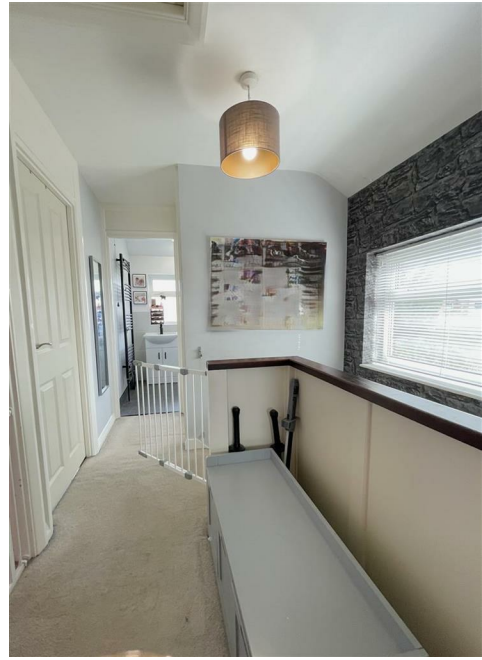
The property having already been extended also has planning permission to create a further bedroom suite with adjoining bathroom on the first floor.

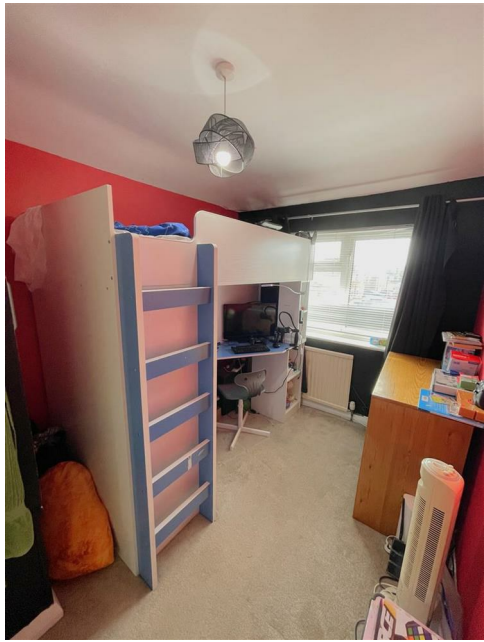
The accommodation is gas centrally heated (controlled via Alexa/Google Home or an app on your phone) and double glazed and offers recessed entrance porch, entrance hall, living room, kitchen/breakfast room, dining room conservatory, ground floor fourth bedroom (or study) and a ground floor shower room with wc – this could be converted to make an annexe if required. On the first floor there are THREE BEDROOMS, a bathroom and separate wc.

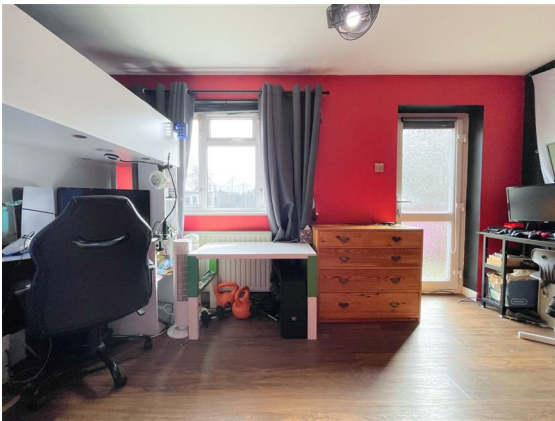
The garden extends mostly to the side of the property which measures 120ft x 100 ft x 72 ft - it also includes a summer house with power and is a superb space ideal for families and has plenty of opportunity for many other ideas (development opportunity).

Also of note is the generous off road parking at the front and the detached garage.









The property is located at the head of this small cul-de-sac in the popular area of Benhall. There are many highly rated schools nearby and perfect for any family. There is a large open park off Bibury Road which is within several hundred yards and there are shopping facilities in Hatherley, Up Hatherley and Warden Hill approximately a mile or so in distance and there are local shops to be found in Benhall Avenue. Ideally situated for access to the A40 and M5 north and Southbound and GCHQ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum