



Nettleton Road, Cheltenham - GL51 6NS

Cheltenham

CR
£290,000



28 Nettleton Road Cheltenham, Cheltenham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedroom Semi Detached Home
- In Need of Modernisation
- Popular Benhall Location
- Conservatory
- Large Rear Garden
- Driveway and Garage





Situated in a sought-after residential location of Benhall, this three-bedroom semi-detached home presents an exciting renovation opportunity. With spacious living areas, a conservatory, and a garage, this property is ideal for buyers looking to create their dream home. Although in need of modernisation, the property offers immense potential for those eager to update and personalise a home to their own taste.

Ground Floor

Entrance Hall: Providing access to the main living areas and stairs leading to the first floor.

Sitting Room: The generously sized sitting room features a large front-facing window, allowing for plenty of natural light. This space is ready for updating, with potential to become a stylish and comfortable living area.

Dining Room: Located between the sitting room and kitchen, the dining room offers space for family meals or entertaining guests.

Kitchen: The kitchen provides access to the conservatory and requires full refurbishment, offering an opportunity to design a modern and functional cooking space.

Conservatory: A bright conservatory extends the living space and overlooks the rear garden, creating potential for a charming indoor-outdoor area.

Bathroom: The ground-floor bathroom is in need of updating but offers space for a modern suite.

First Floor

Landing: Providing access to all three bedrooms.

Bedroom One: The largest bedroom is located at the front of the property, offering ample space for a double bed and storage.

Bedroom Two: A second double bedroom, overlooking the rear garden, offering a peaceful retreat.

Bedroom Three / Home Office: A versatile third bedroom, ideal as a nursery, guest room, or home office.

Garage & Driveway: The detached garage provides additional storage or parking, with a driveway for off-road parking.

Rear Garden: The enclosed rear garden offers a generous outdoor space, ready to be landscaped to personal taste.

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Viewings are strictly by appointment only. Please contact Cook Residential to arrange your exclusive tour.

Location: Conveniently situated in a popular residential area, this home is within easy reach of local amenities, schools, and transport links. With potential for transformation, this property is an exciting opportunity for those looking to create a stylish and modern home.

All information regarding the property details, including its Freehold status, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 963 sq. ft / 89.52 sq. m (Including Garage)
Approx. Gross Internal Floor Area 819 sq. ft / 76.12 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Cook Residential

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For more detailed information please refer to the Cook Residential website. 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.