



Wards Road, Benhall, GL51 6JN

In Excess of £350,000



63 Wards Road

Benhall, GL51 6JN

Ideal family home in Up Hatherley. 3-bed semi-detached with spacious accommodation, conservatory, driveway, and garage. Bright living spaces, versatile rooms, contemporary kitchen. Low maintenance garden. Close to amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Onward Chain
- Three Bedroom Semi Detached Property
- Popular Up Hatherley Location
- Close To Local Amenities
- Low Maintenance Garden With Mature Shrubby
- Driveway and Garage Parking





A well-presented three-bedroom semi-detached home positioned within a popular residential area of Up Hatherley. Offering spacious accommodation throughout, a versatile conservatory, generous driveway parking, and a detached garage, this lovely property is ideal for families or buyers seeking a practical home with scope to personalise.

Sitting Room: The property is entered through a welcoming front door into a bright and spacious sitting room, featuring a large bay window that allows plenty of natural light to flood the space. The neutral décor and generous proportions make this a comfortable and versatile room for relaxing or entertaining. Stairs rise to the first floor, and an archway opens through to the adjoining dining area.

Dining Room: Positioned just off the sitting room, the dining room offers ample space for a family-sized table and chairs and enjoys a pleasant flow through to the conservatory beyond. This flexible room could also serve as a secondary reception area or home office if desired.

Kitchen: The galley-style kitchen is fitted with a range of classic wooden wall and base units, complemented by contrasting work surfaces. There is space for essential appliances, integrated eye-level double ovens, and a sink positioned beneath the window overlooking the side aspect. A door opens directly to the garden, providing convenient outdoor access.

Conservatory: A bright and airy addition to the ground floor, the conservatory enjoys views over the rear garden. The floor, ceiling and wall adjoining the neighbour are insulated which, combined with a decorative central heating radiator, ensures comfortable year-round use.

Bedroom One: The principal bedroom benefits from built-in wardrobes with mirrored panels, creating both storage and a sense of space. A wide window to the front allows for an abundance of natural light.

Bedroom Two: A further generous double bedroom with a dual-aspect outlook, provides a bright and comfortable space for guests or family members. The room features a built-in vanity unit with hot and cold water, fitted mirrored wardrobes and a 'walk in' airing cupboard.

Bedroom Three: Currently arranged with fitted shelving and storage, this room would make an excellent home office, dressing room, or single bedroom.

Shower Room: Beautifully presented with contemporary tiling, the shower room comprises a corner shower enclosure, vanity-style wash basin with storage beneath, WC, heated towel rail, and an obscured window to the rear.

Rear Garden: The rear garden is neatly arranged for low maintenance, featuring an attractive paved patio bordered by established shrubs and flowering plants, offering a private and tranquil outdoor space ideal for alfresco dining. There is also a large shed behind the garage providing storage for garden equipment.

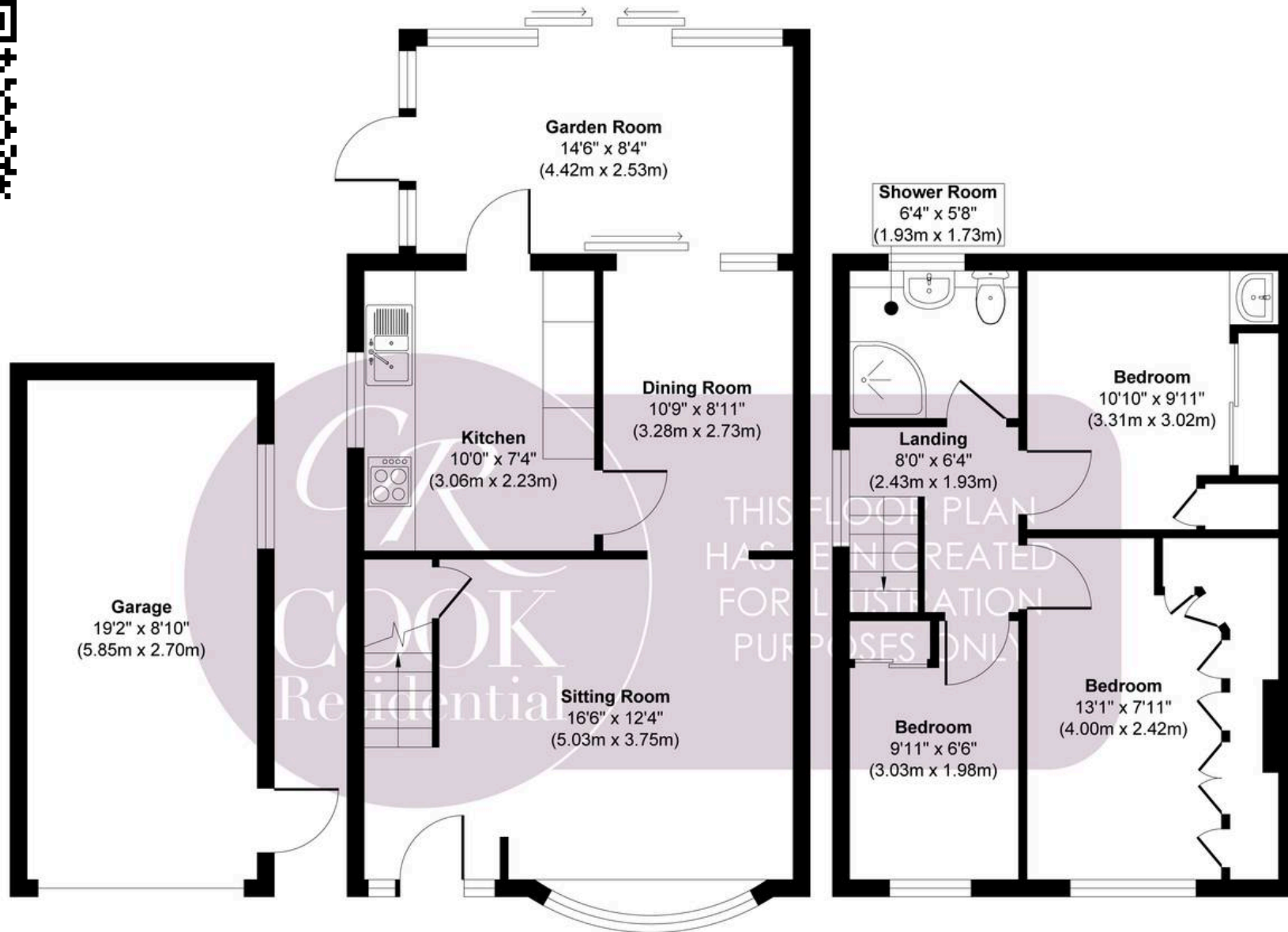
Parking: The property benefits from extensive off-road parking with a spacious block-paved driveway providing room for multiple vehicles. Double gates open to a covered carport, which in turn leads to a detached single garage equipped with power and lighting. The garage also offers additional storage or workshop potential.

Tenure: Freehold

Council Tax Band: C

Location: Wards Road is ideally situated within the sought-after Up Hatherley area of Cheltenham, known for its excellent local amenities and strong community feel. Nearby you'll find supermarkets, leisure facilities, and reputable schools including Lakeside Primary and Bournside Secondary. The property is conveniently positioned for access to the M5, A40, and Cheltenham Spa railway station, while the town centre and its array of shops, restaurants, and cultural venues are just a short drive away.

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Garage
Approximate Floor Area
169 sq. ft
(15.79 sq. m)

Ground Floor
Approximate Floor Area
519 sq. ft
(48.27 sq. m)

First Floor
Approximate Floor Area
385 sq. ft
(35.86 sq. m)

Approx. Gross Internal Floor Area 1073 sq. ft / 99.92 sq. m (Including Garage)
Approx. Gross Internal Floor Area 904 sq. ft / 84.13 sq. m (Excluding Garage)

Produced by Elements Property





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