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Beni Close, Cheltenham, GL51 6GQ

Guide Price £270,000





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## Beni Close

Cheltenham, GL51 9SL

Beautiful 2-bed coach house in sought-after Hatherley area. Open-plan living, enclosed garden, garage with power, light, parking. Ideal for first-time buyers, professionals, investors. Close to amenities, schools, parks, commuter routes. No liability for errors/omissions.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Freehold Coach House
- Two Bedrooms
- Open Plan Living
- Shower Room
- Enclosed Garden
- Single Garage







A beautifully presented two bedroom coach house in the sought after Hatherley area, boasting a sociable open-plan living space, a private enclosed garden, and a garage with power, light, and parking in front. Offering stylish accommodation and a convenient location, it presents an excellent opportunity for first-time buyers, professionals, or investors alike.

**Entrance and Landing:** The property is accessed via its own private entrance, with a staircase rising to the first-floor accommodation. The landing provides a welcoming introduction to the home and benefits from useful built-in cupboards, offering excellent storage solutions.

**Kitchen/Sitting/Dining Room:** At the heart of the home is a bright and inviting open-plan living space. Dual-aspect windows, including a Velux roof light, allow natural light to flood the room, enhancing the sense of space. The sitting area offers ample room for comfortable furnishings, while the dining area flows seamlessly into the contemporary fitted kitchen. The kitchen is finished with sleek gloss cabinetry, tiled splashbacks, and contrasting work surfaces, incorporating integrated appliances and space for additional white goods. The arrangement makes for a sociable, modern environment ideal for both everyday living and entertaining.

**Bedroom One:** Positioned to the front, the principal bedroom enjoys a dormer window and neutral décor, creating a calm and restful atmosphere. This room further benefits from bespoke Sharps fitted wardrobes, maximising both storage and style.

**Bedroom Two:** Also well presented, the second bedroom is perfect as a child's room, guest accommodation, or a home office. A front facing dormer window ensures good natural light, and this room also benefits from Sharps fitted wardrobes.

**Shower Room:** The shower room has been smartly finished, with a fitted cubicle and tiled surrounds. A wash hand basin and WC complete the space, which is brightened by a Velux window.

**Garden:** Unusually for a coach house, this property benefits from its own enclosed garden. Laid to lawn with a paved patio, it provides a private and practical outdoor space for relaxing, entertaining, or play.

**Garage and Parking:** The property further benefits from a garage situated directly beneath the accommodation, fitted with both power and light. In addition, there is a parking space located immediately in front of the garage, offering convenient off-road parking.

#### **Additional Details:**

**Tenure:** Freehold However the garage is Leasehold and has a 999 year lease from 2012

**Council Tax Band:** B

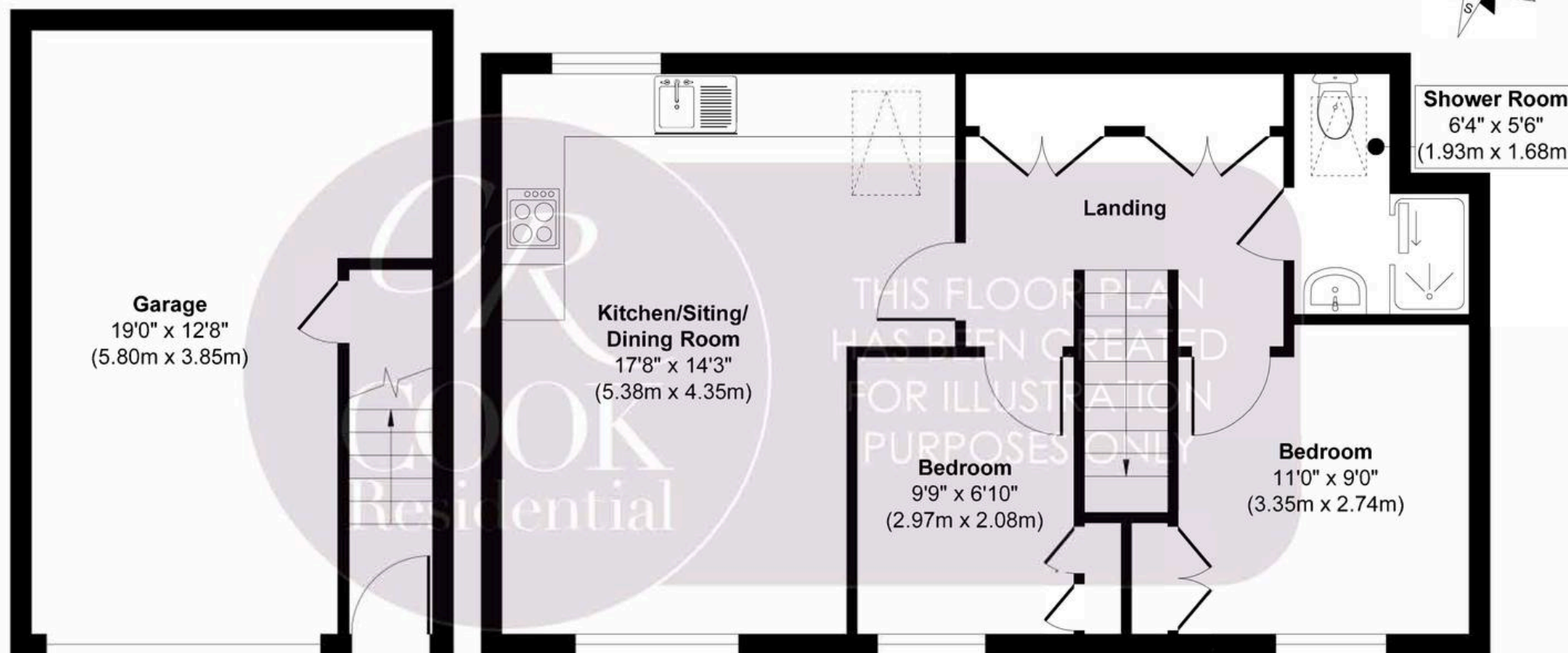
**Location:** Beni Close is ideally situated in the desirable Hatherley area of Cheltenham, well regarded for its proximity to excellent schools, local amenities, and parks. With easy access to commuter routes and Cheltenham Spa station, the location is perfect for both families and professionals alike.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.

All information relating to tenure and boundaries to be verified by purchaser's solicitor.

All measurements and details provided are for guidance only.





**Ground Floor**  
Approximate Floor Area  
240 sq. ft  
(22.33 sq. m)

**First Floor**  
Approximate Floor Area  
527 sq. ft  
(49.05 sq. m)

**Approx. Gross Internal Floor Area 767 sq. ft / 71.38 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 563 sq. ft / 52.34 sq. m (Excluding Garage)**

Produced by Elements Property







## Cook Residential

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