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COOK
Residential
FOR SALE

Nettleton Road, Benhall, GL51 6NS

Guide Price £350,000



Nettleton Road

Benhall, GL51 6NS

Three bed semi-detached in Benhall. Spacious interior, large rear garden. Potential to modernise. Driveway, garage, no chain. Close to schools, parks, M5. Offered as freehold.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Onward Chain
- Three Bedroom Semi Detached Home
- Fantastic Location Close to Benhall Park, Junior and Infant School
- Beautiful, Mature and Landscaped Front and Rear Gardens
- Driveway Parking and Garage
- Conservatory With Air Conditioning





Situated within the popular residential area of Benhall, this three bedroom semi-detached home offers well-proportioned accommodation, a delightful large rear garden, and excellent potential to modernise to personal taste. The property benefits from driveway parking, a detached garage, and is offered to the market with No Onward Chain.

Entrance Porch: The property is entered via a useful enclosed porch, ideal for coats and shoes, which leads into the main hallway providing access to the sitting room and kitchen.

Sitting Room: Positioned to the front of the home, the generous sitting room features a large window allowing for plenty of natural light, a central fireplace with stone surround, and ample space for both living and dining furniture. An opening leads through to the adjoining dining room.

Dining Room: Accessed via the sitting room, the dining room offers space for a family-sized table and chairs and benefits from fitted side storage units and dual aspect windows. Sliding patio doors open into the conservatory, creating a lovely flow between the living spaces.

Kitchen: Located to the side of the property, the kitchen is fitted with a range of traditional wooden wall and base units, laminate worktops, and tiled splashbacks. There is space for free-standing appliances and offers scope for reconfiguration or open-plan integration with the dining area if desired.

Conservatory: The bright and airy conservatory provides a relaxing additional reception space, enjoying views over the South facing rear garden with direct access through French doors to the patio and lawn beyond. The conservatory also benefits from air conditioning offering the perfect place to cool down on those hot summer days.

Downstairs Shower Room: A practical addition to the ground floor, this contemporary shower room is fitted with a corner shower enclosure, vanity-style wash basin with storage, WC, and modern tiling throughout.

First Floor Landing: Stairs from the hallway lead to the first floor where there is a landing with access to three bedrooms and a separate WC.

Bedroom One: A generous double bedroom positioned to the front, features a variety of storage solutions such as fitted wardrobes and storage above the bed, with a large window providing pleasant views across the road.

Bedroom Two: Also a double, this room is located to the rear and benefits from a built-in wardrobe, loft access and views overlooking the garden.

Bedroom Three: A single bedroom positioned to the rear, ideal as a child's room, study, or dressing room.

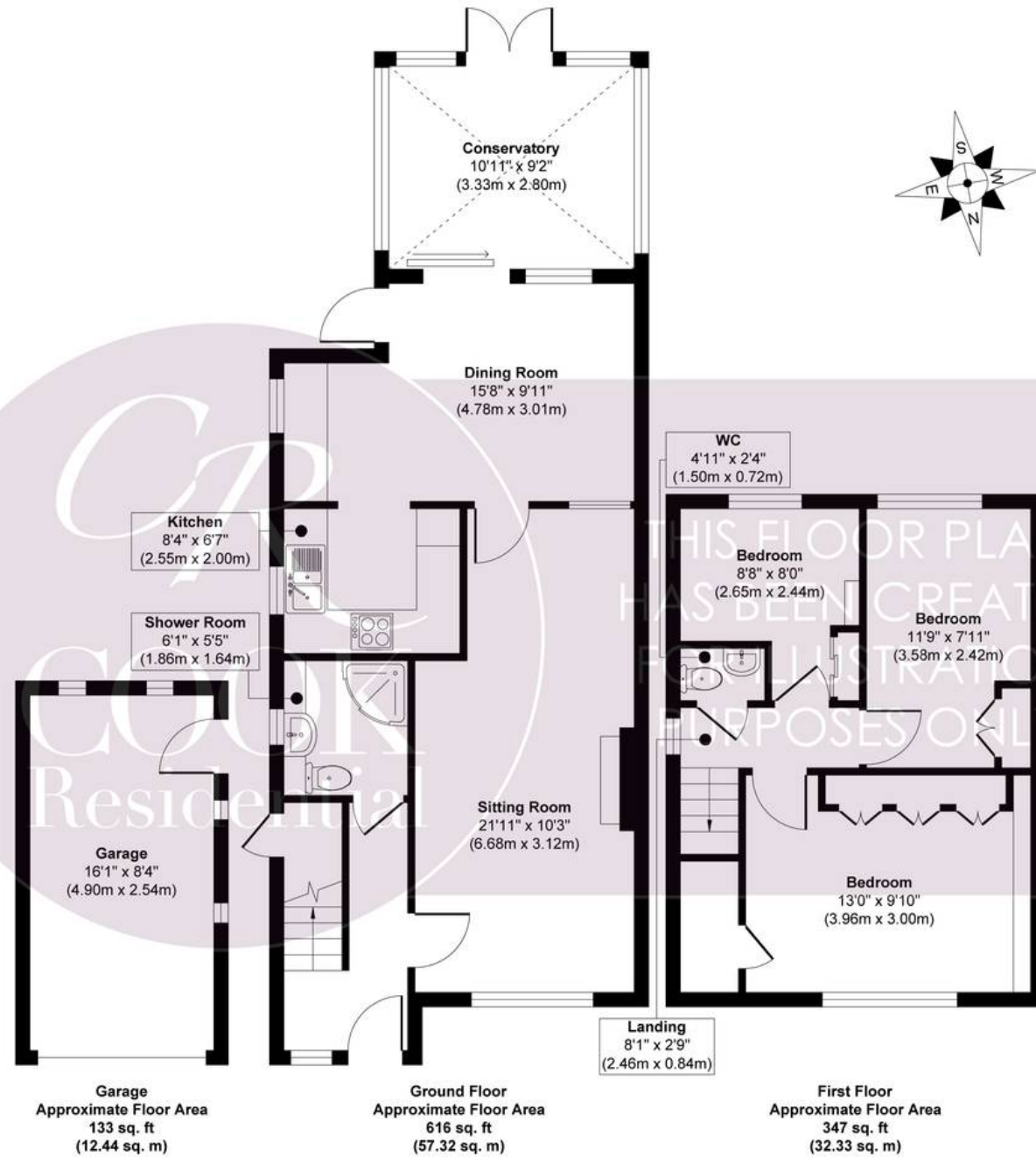
Upstairs WC: Conveniently situated on the first floor, the separate WC features a white suite with wash basin and tiled walls.

Rear Garden: The established south facing, rear garden offers multiple areas of relaxation. Including a patio seating area, lawn, and mature planting with trellised borders, creating a peaceful outdoor retreat. There is also a greenhouse providing useful storage.

Garage and Parking: The property benefits from driveway parking to the front, leading to double gates and a detached single garage located to the side of the house.

Location: Nettleton Road is located in the desirable Benhall area of Cheltenham, well regarded for its quiet residential streets and proximity to excellent local schools, parks, and amenities. The area offers easy access Cheltenham Spa Railway Station and to the A40 and M5 for commuters, while Cheltenham town centre, GCHQ, and major supermarkets are all within a short drive.

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.



Approx. Gross Internal Floor Area 1096 sq. ft / 102.09 sq. m (Including Garage)
Approx. Gross Internal Floor Area 963 sq. ft / 89.65 sq. m (Excluding Garage)

Produced by Elements Property





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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.