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Rissington Close, Benhall, GL51 6LW

Guide Price £315,000



## Rissington Close

Benhall, GL51 6LW

Tucked away within a quiet residential cul-de-sac, this well-presented freehold home offers light-filled and well-proportioned accommodation arranged over two floors. The property further benefits from a private driveway providing off-road parking for one vehicle and a pleasant enclosed rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Quiet Cul-De-Sac Position Within The Popular Benhall Area
- Well-Presented Freehold Home Arranged Over Two Floors
- Spacious Kitchen / Dining Room Opening Onto The Rear Garden
- Useful Utility Room With WC, Wash Hand Basin And Side Access
- Landscaped Rear Garden With Patio Area
- Private Driveway Providing Off-Road Parking For One Vehicle





Tucked away within a quiet residential cul-de-sac, this well-presented freehold home offers light-filled and well-proportioned accommodation arranged over two floors. The property further benefits from a private driveway providing off-road parking for one vehicle and a pleasant enclosed rear garden.

**Sitting Room:** The property is entered directly into the sitting room, creating an inviting first impression. Positioned to the front of the home, this comfortable and welcoming space features wood-effect flooring, neutral décor and a large window allowing plenty of natural light. There is ample room for both seating and living furniture, making it ideal for everyday use.

**Inner Hallway:** An inner hallway sits off the sitting room, providing access to the kitchen/dining room, utility room and the staircase rising to the first floor.

**Kitchen / Dining Room:** Located to the rear, the kitchen/dining room is a standout feature of the home, offering a generous and sociable space well suited to modern living. Fitted with sleek contemporary units and extensive work surfaces, the room comfortably accommodates a dining table and benefits from rooflight windows and large glazed doors that open directly onto the rear garden, flooding the space with natural light.

**Utility Room / Cloakroom:** Positioned off the inner hallway, the utility room provides additional storage and space for household appliances. The room also incorporates a separate WC and wash hand basin and benefits from side access to the property, making it a particularly practical addition.

**First Floor Landing:** The landing provides access to both bedrooms and the family bathroom.

**Bedroom One:** A particularly spacious double bedroom featuring two windows and a rooflight, creating a bright and airy feel. The room offers excellent space for wardrobes and additional bedroom furniture.

**Bedroom Two:** The second bedroom is another well-proportioned double room, currently arranged as a bedroom and home office, and enjoys a pleasant outlook to the front.

**Bathroom:** The bathroom is finished in a modern style and comprises a panelled bath with glazed shower screen and shower over, wash hand basin and WC, complemented by contemporary tiling and a heated towel rail.

**Outside:** To the rear, the property enjoys an enclosed garden arranged with a paved seating area and lawn, bordered by fencing to provide a good degree of privacy. The garden offers a pleasant outdoor space for dining, entertaining or relaxation. To the front, a private driveway provides off-road parking for one vehicle.

#### **Additional Details:**

**Tenure:** Freehold

**Council Tax Band:** C

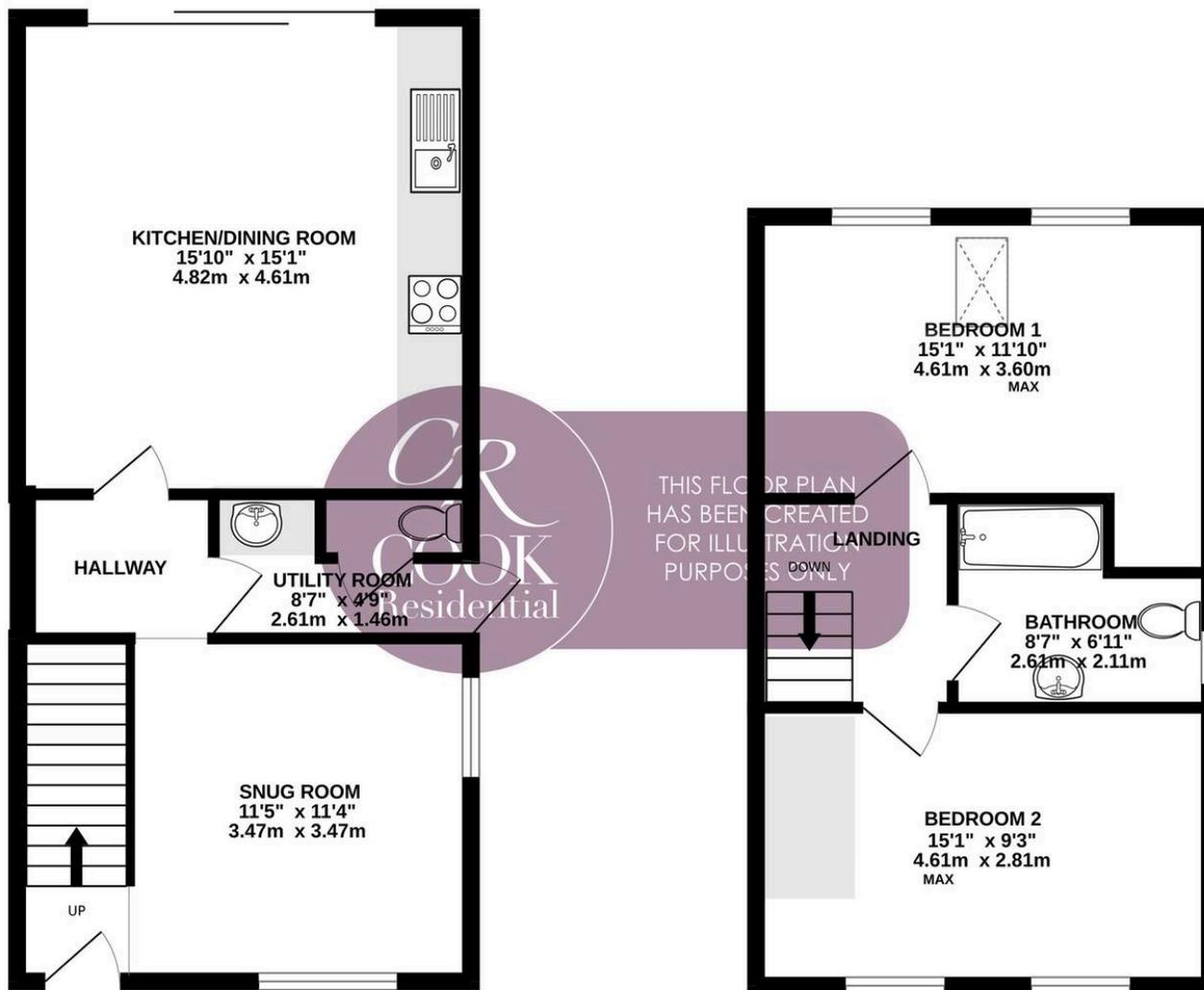
**Location:** Rissington Close is situated within the Benhall area of Cheltenham, a well-established and popular residential location to the south of the town. Benhall is particularly well regarded for its sense of community, local schooling and everyday amenities, while also offering convenient access to green spaces and countryside walks. **Cheltenham** town centre is easily accessible, providing a wide range of shops, cafés and restaurants, along with Cheltenham Spa railway station and excellent road links via the A40 and M5 motorway network.

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GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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