



## **96 Colesbourne Road, Benhall, Cheltenham, Gloucestershire, GL51 6DN**

**£295,000 Asking Price**

We are delighted to offer for sale, CHAIN FREE, this beautifully presented 3 bedroom extended semi-detached family home in the popular and sought after location of Benhall.

This 1960's property is presented immaculately for its next occupiers. Arranged over two floors, the ground floor consists of an enclosed entrance hallway laid with dark wood laminate flooring with stairs to the first floor and rooms set off. The family living room overlooks the front of the property onto a pleasantly landscaped and well maintained garden. The living room boasts an open fireplace and recently laid carpets. This room has been opened up and runs through to the dining room where glass paned French doors will lead you to the extended garden room beyond. This tranquil space looks out to the rear garden which has been meticulously landscaped. You will find a large patio which steps down to the garden that has been laid with grass, stone and flower beds. This space is fenced in from all sides and also boasts a pleasant array of trees and hedgerows to add to your privacy. Completing the ground floor, the kitchen sits to the rear. Having been replaced around five years ago, it is complete with washer/dryer, fridge, freezer, dishwasher, combination microwave oven, gas hob, extractor, electric oven and grill with Amtico tiled flooring throughout.

Two large double bedrooms and a good size single occupy the first floor where you will also find a well presented family bathroom which consists of a large walk in shower, toilet and wash hand basin. The master bedroom benefits with built in wardrobes and you will also find ample storage space throughout all the rooms.

From the front of the property a driveway extends down and along the side of the house to the rear where you will find a single garage.

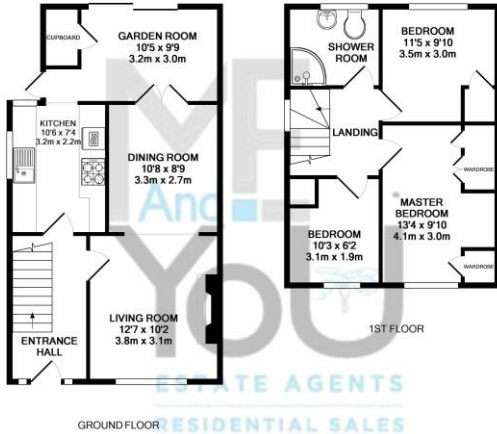
Situation: Colesbourne Road is a delightful residential location. It is perfectly placed for Benhall

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Infants and St Marks C of E Junior Schools. Benhall park is just a short walk away with local amenities around the corner, including an Asda superstore. It is moments from the M5 motorway, GCHQ and has good links to the town centre.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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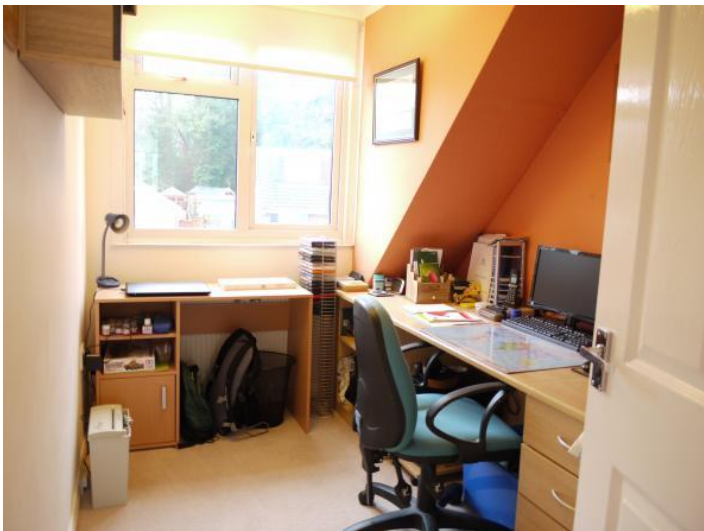
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