

# HUNTERS®

HERE TO GET *you* THERE



## Colesbourne Road

Benhall, Cheltenham, GL51 6DN

Asking Price £485,000



Council Tax: D



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Hunters Estate Agents of Cheltenham are delighted to offer this truly impressive four double bedroom semi-detached family home. The two-story side extension provides a fourth bedroom on the first floor and further ground floor rear extension expands the living accommodation to include a sitting room, Kitchen/Dining Room with a modern fitted kitchen, an additional reception room to the rear, a utility and a shower room complete with WC and hand basin.

This fine family home is both immaculately presented and extremely well appointed throughout. Externally, the house continues to impress with a beautiful rear garden that enjoys a high degree of privacy. To the front, the property sits behind its own off-road parking leading to a 24' long garage.

With no exaggeration, Colesbourne Road is one of the most requested and sought-after roads in Benhall. The road is centred around the grounds of the outstanding Benhall Primary School and the attached pre-school with all the houses facing either woodland and backing onto playing fields or vice-versa. GCHQ, the M5 Motorway Junction 11 and central Cheltenham are all in very easy reach making this property both an unbeatable heart and a head choice.

Available with no onward chain, this property can be yours, trouble free, and without the traditional lengthy chain often associated with house moves.

NOTE: This property is currently tenanted; to preserve the privacy of the occupiers we have used some current images and some taken pre-tenancy and may look slightly different on viewing. The Virtual Tour available online is current.

All viewings are strictly by appointment only

- Extended Four Bedroom Semi-Detached Family Home
- Non Overlooked Aspect at Front and Rear
- Additional Ground Floor Shower Room
- Fabulous Location
- EPC Rating D | Council Tax Band D

- Sitting Room, Dining Area and Family Room
- Modern Fitted Kitchen and Bathroom
- Utility Room
- Fabulous Location for Access to GCHQ, M5 Motorway, Great Schools and Town Centre
- Tenure - Freehold

#### Living Room

12'10" x 16'7" (3.92 x 5.06)

#### Kitchen Area

10'3" x 16'6" (3.14 x 5.04)

#### Dining Room

9'6" x 15'7" (2.90 x 4.77)

#### Utility Room

9'0" x 5'0" (2.75 x 1.54)

#### Shower Room

7'3" x 4'0" (2.22 x 1.22)

#### Bedroom One

7'3" x 14'11" (2.23 x 4.57)

#### Bedroom Two

12'11" x 9'11" (3.95 x 3.03)

#### Bedroom Three

10'8" x 9'10" (3.27 x 3.01)

#### Bedroom Four

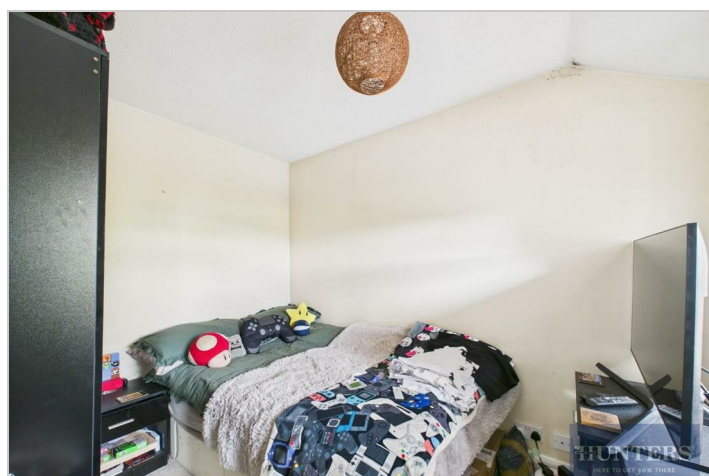
9'6" x 7'5" (2.90 x 2.27)

#### Bathroom

5'8" x 6'7" (1.75 x 2.01)

#### Garage

24'0" x 8'1" (7.32 x 2.46)



Road Map



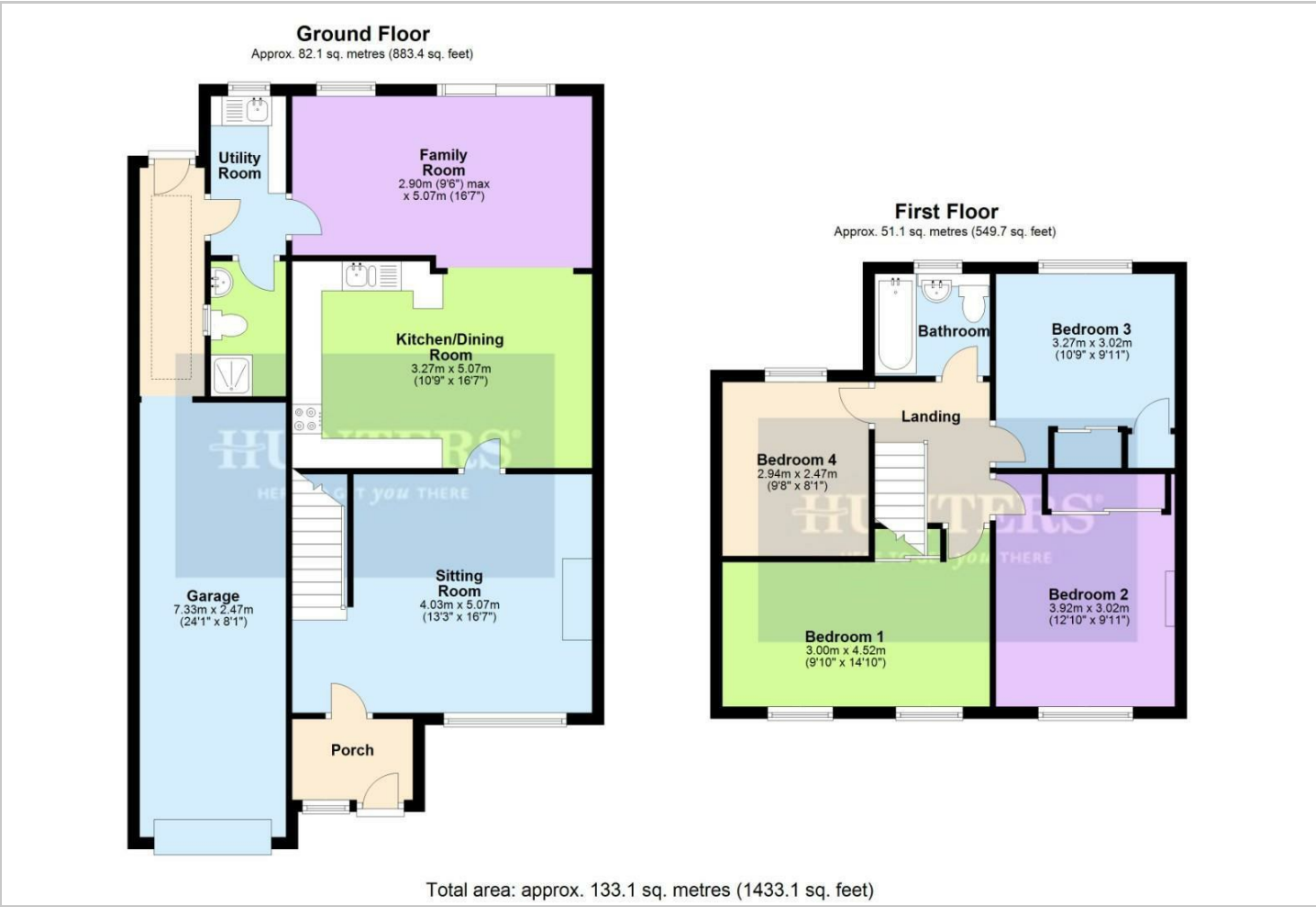
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.