

HUNTERS®

HERE TO GET *you* THERE



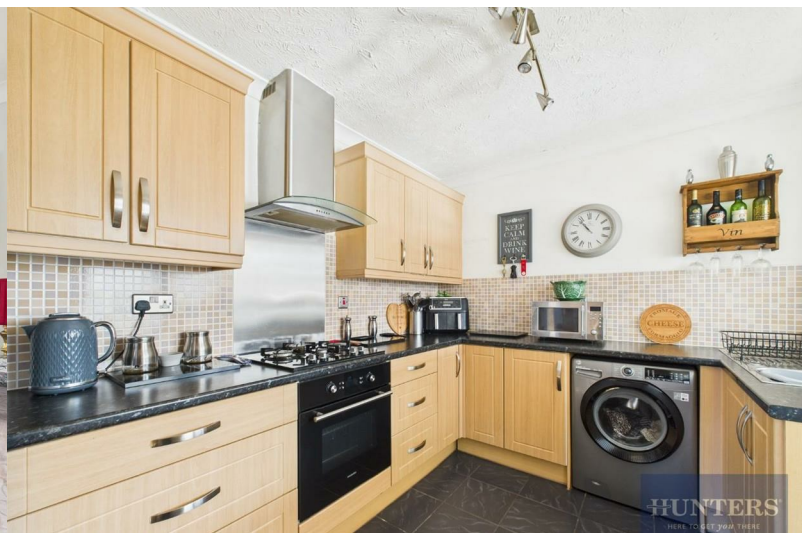
Postlip Way

Benhall, Cheltenham, GL51 6DA

Guide Price £300,000



Council Tax: C



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Situated in the heart of the ever popular Benhall residential area is this fabulous TWO BEDROOM semi-detached BUNGALOW offered for sale with NO ONWARD SALE.

This fine 1950's built single story property has an additional 15' conservatory (ideal for use as a garden room or dining room) leads to the low maintenance rear garden. All rooms are generous in proportion with the remaining accommodation including:

An 'L' shaped entrance hall with doors off to all rooms. The living room with patio leading to the rear garden, bedrooms one and two face the front with the kitchen and the bathroom centrally located. Outside there is a wide frontage which includes off road parking and a single detached garage.

Benhall is ideally located for anyone looking for easy access to the M5 (J11), GCHQ (10 min walk - Googlemaps) or Cheltenham Spa Rail Station (22 min walk - Googlemaps). Cheltenham town centre is just a straight road trip with its wide range of shopping, leisure and sporting facilities.

This exceptional single story home needs to be viewed to appreciate. All of our viewings are accompanied by knowledgeable staff who will be able answer all your questions on site.

All viewings are by appointment only.

- **Two Bedroom Semi-Detached Bungalow`**
- **Additional 15' Conservatory**
- **Fitted Shower Room**
- **Fabulous Location for Accessibility**
- **Council Tax Band C | Energy Rating D (68)**

- **Two Double Bedrooms**
- **Good Sized Separate Kitchen**
- **Detached Garage and Off Road Parking**
- **Close to M5, Rail Station, GCHQ and Local Shops.**
- **Tenure - Freehold**

Living Room

11'4" x 15'9" (3.46 x 4.81)

Kitchen

11'2" x 8'7" (3.42 x 2.62)

Bedroom One

9'1" x 14'9" (2.77 x 4.52)

Bedroom Two

11'4" x 11'10" (3.46 x 3.61)

Bathroom

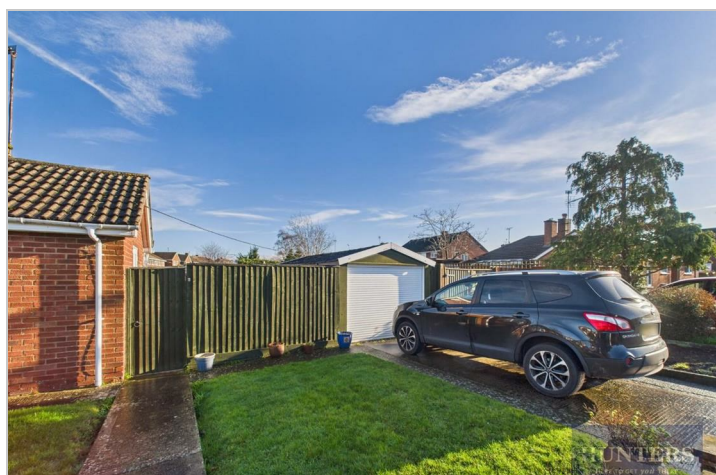
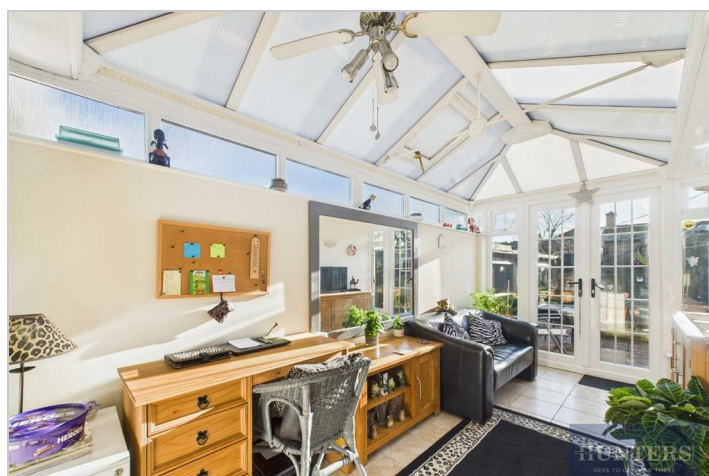
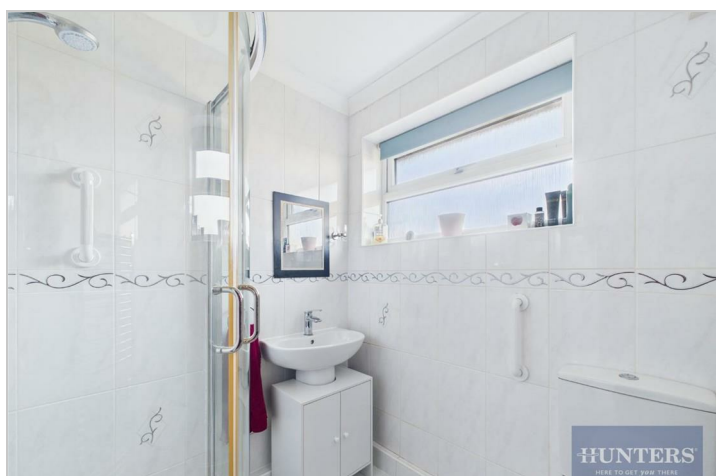
5'4" x 6'3" (1.65 x 1.91)

Conservatory

7'9" x 15'3" (2.37 x 4.67)

Garage

17'0" x 8'9" (5.19 x 2.68)



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.

Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.