

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Coberley Road

Benhall, Cheltenham, GL51 6DF

Asking Price £325,000



Council Tax: C



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Hunters Estate Agents are delighted to present this fantastic, mature two double bedroom semi-detached bay fronted bungalow occupying a commanding corner plot complete with garage and off road parking for several vehicles.

This impressive property offers fabulous sized rooms throughout. The accommodation on offer is as follows:

The small entrance porch (perfect to keep the harshest winter away from the front door) gives access to the entrance hall, from which you can access all the main principal rooms. To the front there are two good sized double bedrooms. The well-appointed bathroom can be accessed from the hall as can the kitchen and living room. The 15'+ living room boasts of a deep bay window and sliding patio doors leading to the garden. The kitchen is fully fitted and has double doors to a substantial conservatory style extension with solid walls and roof, making this an all year-round useable space, ideal as a dining room, playroom, guest room or home office.

Outside, the property really excels. The corner plot works in the property's favour having an expansive frontage which the present owners have made both attractive and low maintenance. To the far side there is off road parking for several vehicles leading to a garage with mains power and light. The garage has uPVC patio doors to the rear making a conversion to a summer house or more very achievable. The rear garden is also generous, private and low maintenance.

This must be one of the very best bungalows we have listed for a while with a long list of unique features that will undoubtedly be very popular with its next owner. A small amount of updating would benefit the property, but it is ready for its next owner to move straight in, which could be as soon as you need because there is NO ONWARD CHAIN.

More detailed Material Information can be found at:

<https://reports.spectre.uk.com/s/EQoyC>

All viewings are by appointment only and will be accompanied by Hunters

Tel: 01242 528500

- Traditional Two Bedroom Bay Fronted Semi-Detached Bungalow
- Garage and Large Driveway for Several Vehicles
- Extension Room Providing Useful Additional Space
- Superb Location for Shops and Amenities
- Council Tax Band C | Energy Rating (EPC) E
- Fabulous Corner Plot
- Private Low Maintenance Rear Garden
- NO ONWARD CHAIN
- Close to M5 (J11), GCHQ, Cheltenham Rail Station and Town Centre
- Tenure - Freehold

#### Living Room

15'8" x 13'2" (4.80 x 4.02)

#### Kitchen

8'5" x 11'1" (2.58 x 3.39)

#### Dining Room

19'2" x 8'1" (5.85 x 2.47)

#### Bedroom One

11'9" x 11'4" (3.59 x 3.47)

#### Bedroom Two

14'10" x 9'4" (4.53 x 2.86)

#### Bathroom

6'3" x 5'4" (1.92 x 1.65)



## Road Map



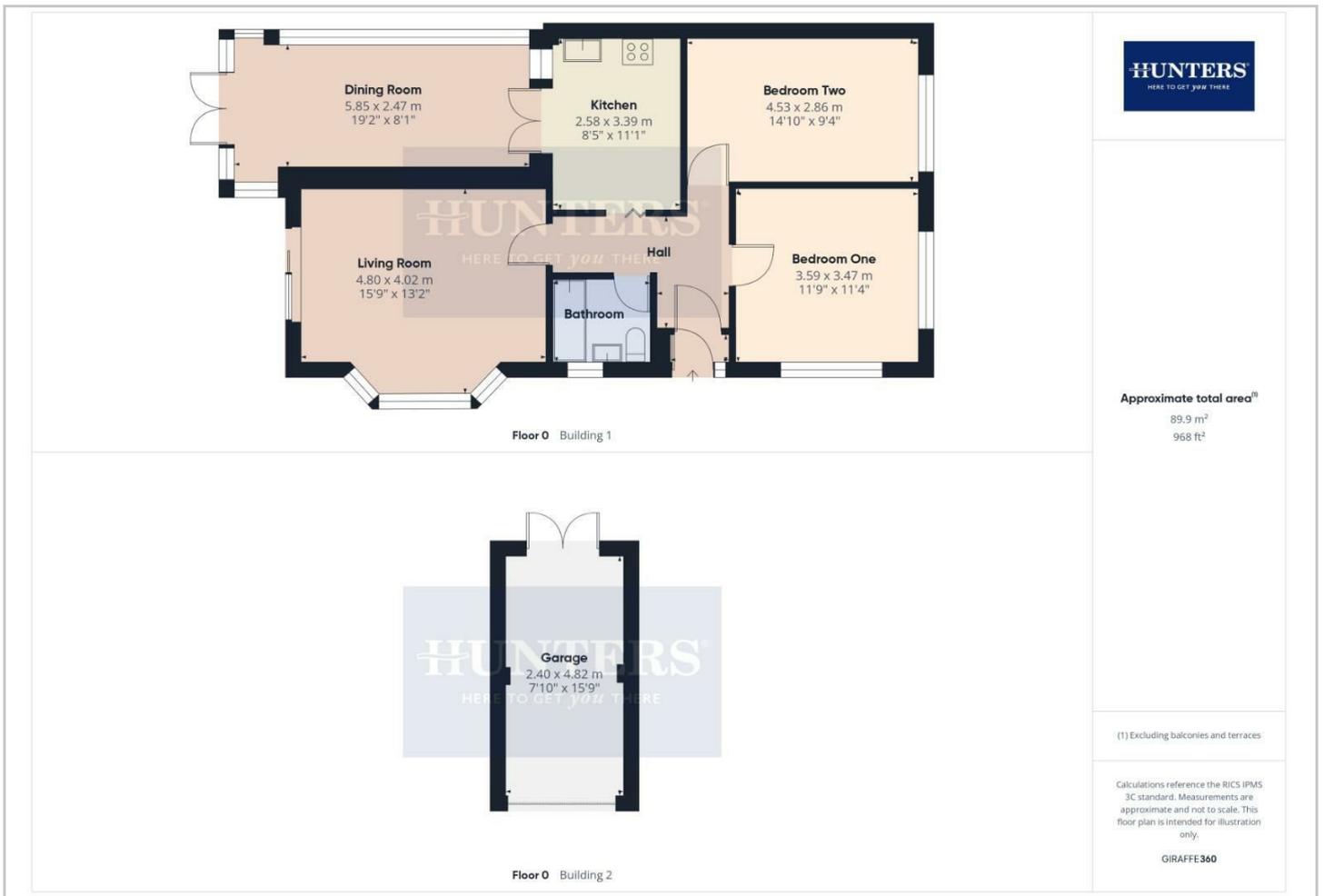
## Hybrid Map



## 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.