

Nettleton Road, Cheltenham, Gloucestershire, GL51 6NR



Semi-detached • Four bedrooms • Two bathrooms • Extended • Kitchen / family room • Superb location • Off street parking • EPC D

Nettleton Road,

Cheltenham, Gloucestershire, GL51 6NR

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

About the property

A beautifully presented, four bedroom semi-detached family home in ever popular Benhall with easy access to local schooling and amenities.

The property is bright throughout and provides an entrance hall with door into a shower room with glazed shower enclosure, w.c and pedestal sink with attractive part tiled walls and tiled floor. There is a large, bay-fronted reception room with feature fireplace and custom fitted cupboards. Doors lead through to the newly updated kitchen / breakfast room that benefits from a range of high and low level units, space for white goods and range style cooker with extractor over, tiled splashbacks, Quartz countertops, single bowl sink with drainer and mixer tap, Velux style roof windows. Bi-fold doors opening onto the rear garden. Upstairs there are four generous double bedrooms and a newly fitted white three piece family bathroom suite.

The rear garden is south west facing and has a patio area off the back of the house, a good size lawn and is enclosed by wooden fence boundaries. To the front there is an attractive brick driveway providing ample parking for several vehicles and a useful car-port to the side. Benhall is ideally situated with great local amenities, good schooling and provides easy access onto the motorway for the commuter.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office, turn right on to Bath Road/A46, Turn left at the first cross street on to Suffolk Road. Continue to follow the A40, then turn left on to Hatherley Road. Go across three roundabouts. At the next roundabout, take the second exit on to Hatherley Lane. Turn right on to Robert Burns Avenue, Nettleton Road is the first left turn and the property will be found on the left.

What3Words: ///worked.dice.unions

Services & Tenure

The tenure is freehold. All services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band- C

Our reference

CHE/NB/MS/23102024

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

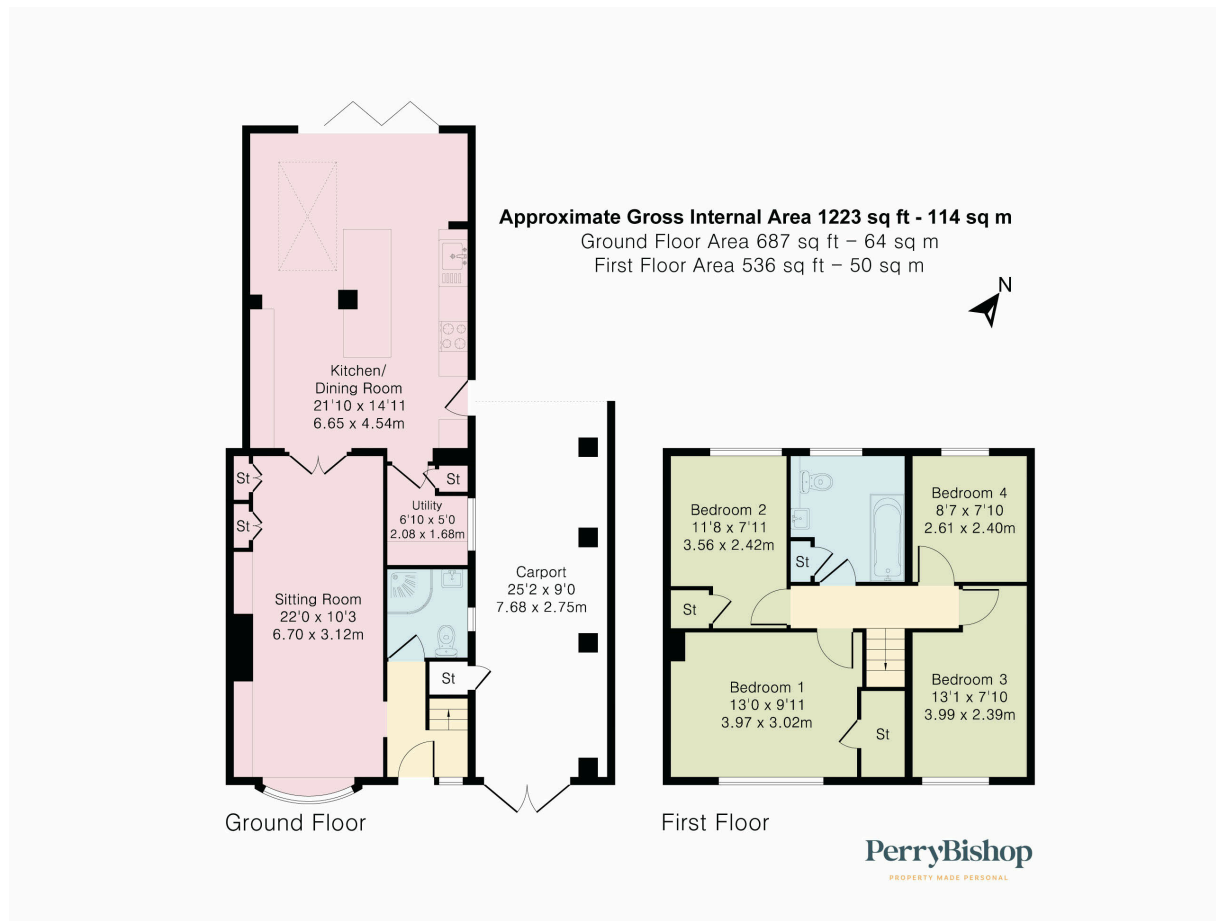
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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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