

# PerryBishop

PROPERTY MADE PERSONAL

**Notgrove Close**, Cheltenham, Gloucestershire GL51 6BB



Bungalow • Three bedrooms • Converted loft • Recently refurbished • Garage • PV panels and battery • Overlooking Benhall Park • EPC D



# Notgrove Close,

Cheltenham, Gloucestershire GL51 6BB

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A three bedroom, semi-detached bungalow located in ever popular Benhall that has recently been extended and refurbished throughout and overlooks the green expanse of Benhall Park.

Occupying a corner plot the property provides an entrance lobby opening on to the hallway that has doors to all rooms and stairs leading up to the converted loft. The reception room has dual aspect windows and is therefore exceedingly bright, with good quality wood effect flooring and gas feature fire. The kitchen/dining room provides a range of high and low level modern units with rolled worksurface, glass splashback, tiled floor, electric hob and oven, single bowl sink with drainer and mixer tap and ample room for dining with glazed doors leading to the rear low maintenance patio area. Two double bedrooms and a contemporary three-piece bathroom suite completes the ground floor.

Upstairs, the loft has been converted to provide a large master suite with en suite shower room, dressing area, Juliet style balcony and eaves storage. There is also a large garage, driveway parking and a wrap-around garden with hedge boundary.

Additional benefits of this very well presented home include solar PV panels with battery, gas fired central heating and double glazing throughout.

## 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.

## 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.

## Directions

From Perry Bishop's Bath Road office, head towards Cheltenham town centre, turn left at the first traffic lights on





to Suffolk Road and continue straight through the next set of lights. At the end of the road, continue straight on, passing Kendal Green petrol station on the right. Continue through the next three sets of traffic lights and then turn left immediately after the Esso petrol station on to Granley Road. Follow the road on to Swansell Drive which will then turn into Bibury Road, and Notgrove Close will be the second right turning. The property will be found on the left hand side.

**Services & Tenure**

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

**Local Authority**

Cheltenham Borough Council

Council Tax Band C

**Our reference**

CHE/NB/MS/13112024

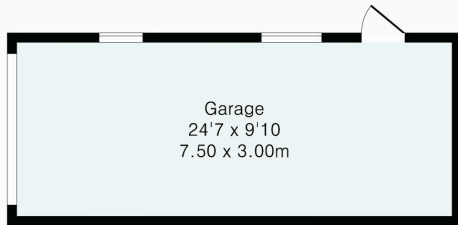
**We'd love to hear from you**

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)





**Approximate Gross Internal Area 1459 sq ft - 136 sq m**

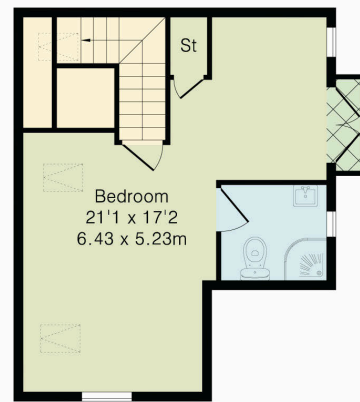
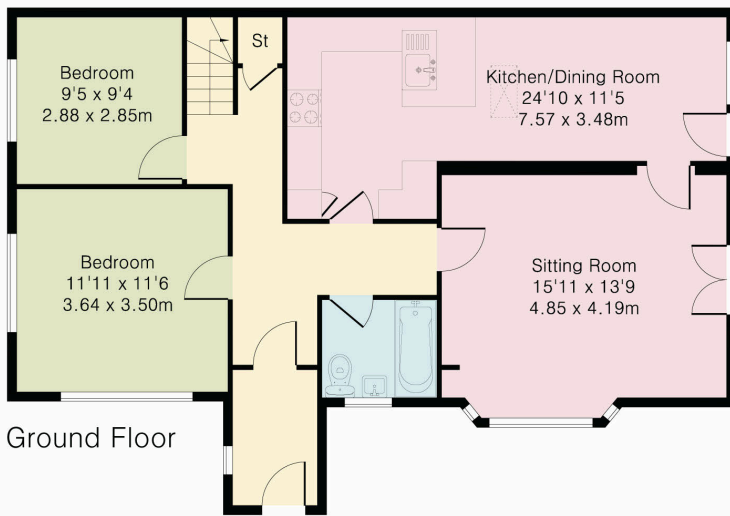
Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 319 sq ft – 30 sq m

Garage Area 242 sq ft – 23 sq m



Garage



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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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Gloucestershire • Oxfordshire • Wiltshire

