3 Stanway Road

Benhall, Cheltenham, Gloucestershire GL51 6BY

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An established semi-detached family house which has been greatly improved and remodeled in recent years, standing on a wide plot and providing the potential for further extension, subject to permission.

An established semi-detached family house located within this sought after residential district with its grass verges and tree lined roads only a short distance from central Cheltenham.

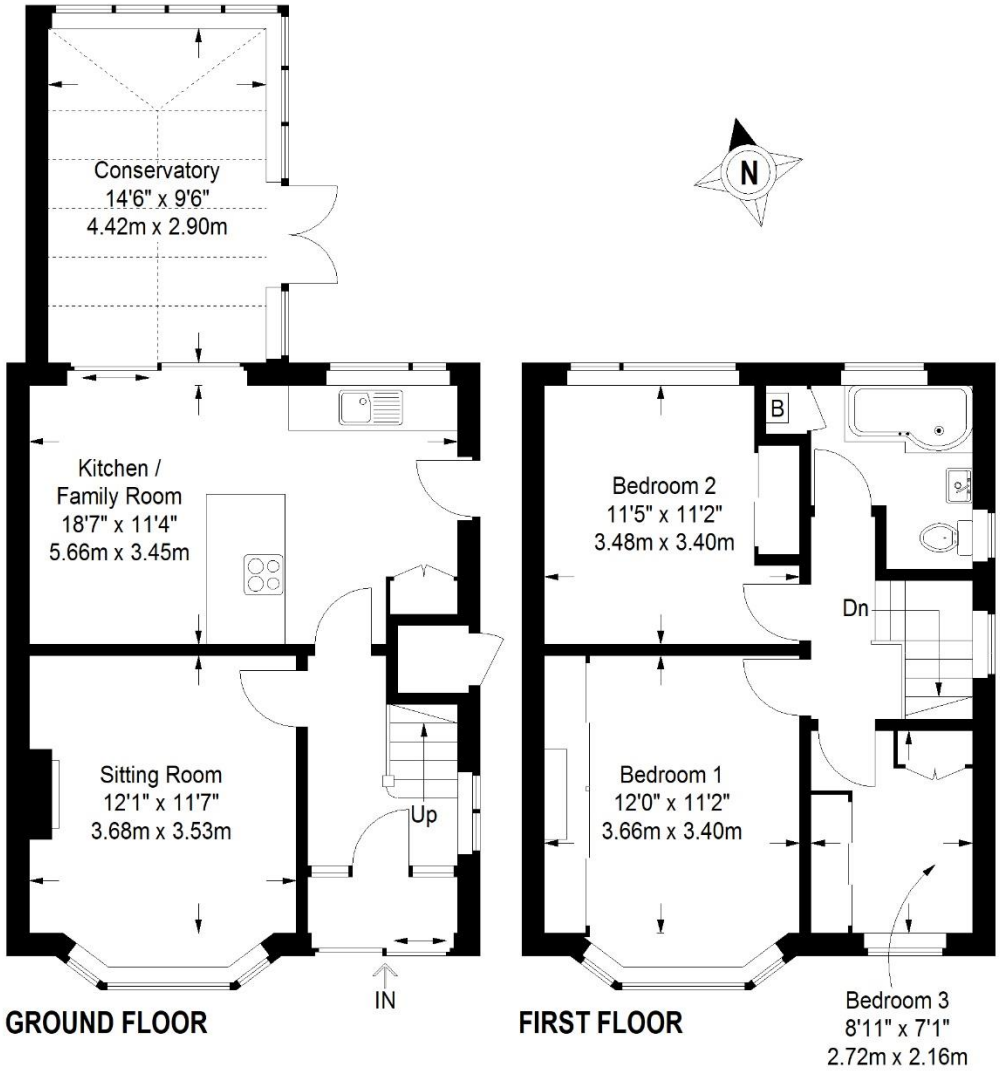
The property has been greatly improved by the present owners and has been altered internally to provide well-proportioned living accommodation. To the ground floor is a wide entrance hall, sitting room with fireplace and splay bay window. The rear reception room and kitchen have been knocked into one good sized kitchen/family room which has been refitted with modern units and provides good family space. A sliding door gives access to a 14'x9'6 conservatory with double doors opening into the garden.

Upstairs there is a light landing, three bedrooms all with fitted cupboards and a family bathroom which is fitted with a modern white suite.

Outside to the rear is a good sized garden measuring 79'x40 with detached garage and garden shed. The garden is predominantly laid to lawn with wooden fencing to the boundaries.

To the side of the property is a 14' wide access.

The property is well presented throughout and features gas fired central heating and uPVC framed double glazed windows.



General

Services: All mains services are believed to be connected.
Local Authority: Cheltenham Borough Council.
Council Tax: Band C - £1,558.47
EPC: C

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Approximate Gross Internal Area 1076 sq ft / 100 sq m (including outside cupboard)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

readmaurice
48 Andover Road, Cheltenham GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk
www.readmaurice.co.uk