



30 Benhall Avenue, Benhall,
Cheltenham, Glos. GL51 6AE.

An inviting 1950s three double bedroom semi-detached house on Benhall Avenue, complete with gas central heating and double glazing throughout.

The ground floor features a bright open-plan living and dining room, alongside the kitchen overlooking the garden.

Outside, the property boasts a driveway and garage, and a substantial rear garden.

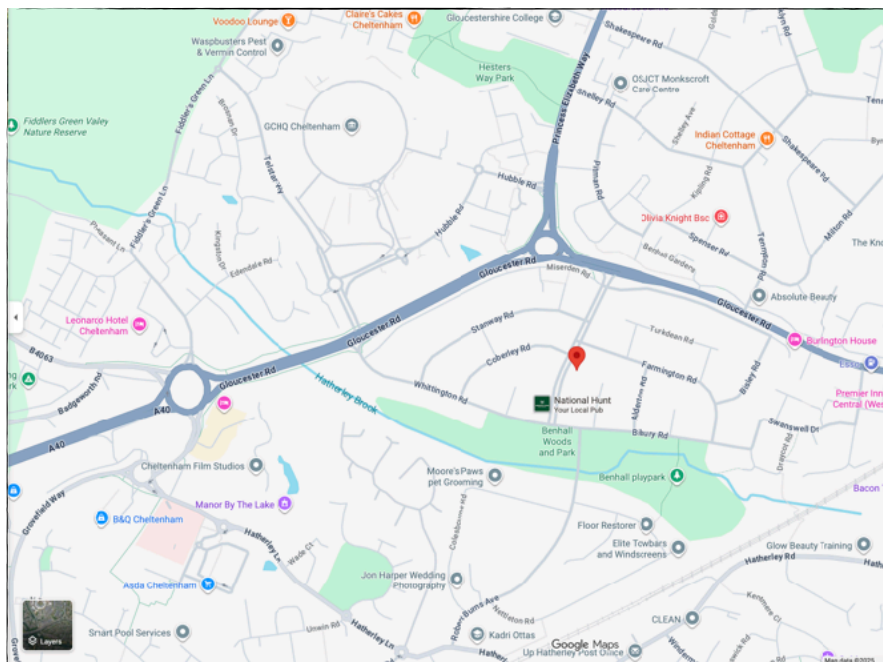
Located in the sought-after Benhall area, it provides access to excellent local amenities, including shops and schools. It offers superb road links to the A40 and M5, with easy access to GCHQ and Cheltenham Town Centre.

Available with no onward chain.



Guide Price: £450,000

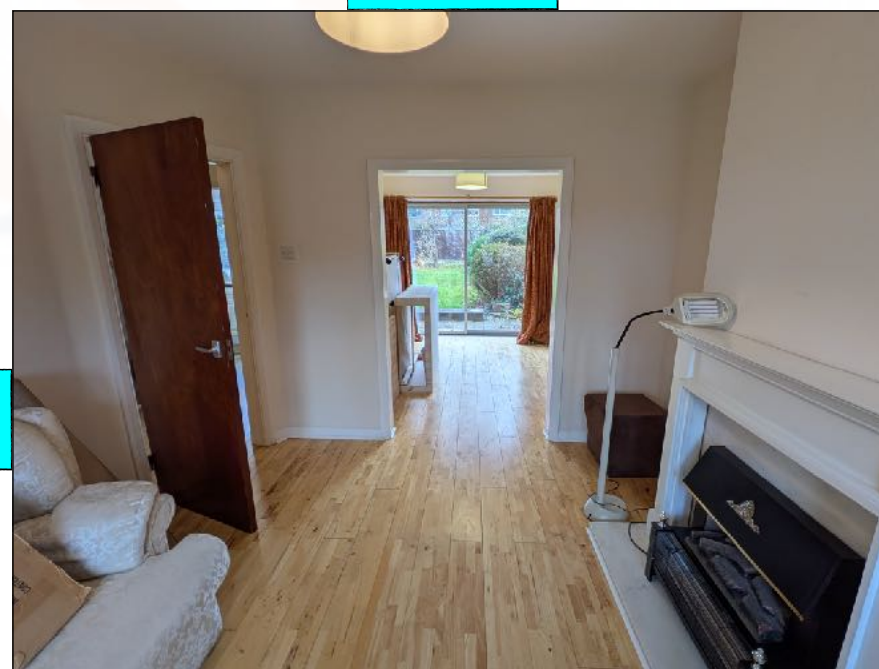
30 Benhall Avenue, Benhall, Cheltenham, Glos. GL51 6AE



Living Room



Dining Room



Living Room &
Dining Room



Kitchen



Bedroom One





Bedroom Two



Bedroom
Three



Bathroom

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item.

None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti - Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



Wet Room



W.C.

Tenure: Freehold.
Council Tax Band: D
EPC Rating: D

Viewing:

By prior appointment through Young & Gilling Ltd, First Floor
Suite, 1 Royal Crescent, Cheltenham, GL50 3DA.

Tel: 01242 521129

Email: property@youngandgilling.com

Web: www.youngandgilling.com



Rear Garden





Side Access



Garage



Dimensions (max. width x depth):

Living Room:	3.30m x 4.20m
Dining Room:	2.82m x 3.62m
Kitchen:	3.52m x 2.51m
Bedroom One:	3.33m x 3.63m
Bedroom Two:	3.54m x 3.34m
Bedroom Three:	3.83m x 2.69m
Bathroom:	3.03m x 1.68m
Garage:	2.42m x 4.83m



Not to scale. This floor plan is intended to give a general indication of the layout only.