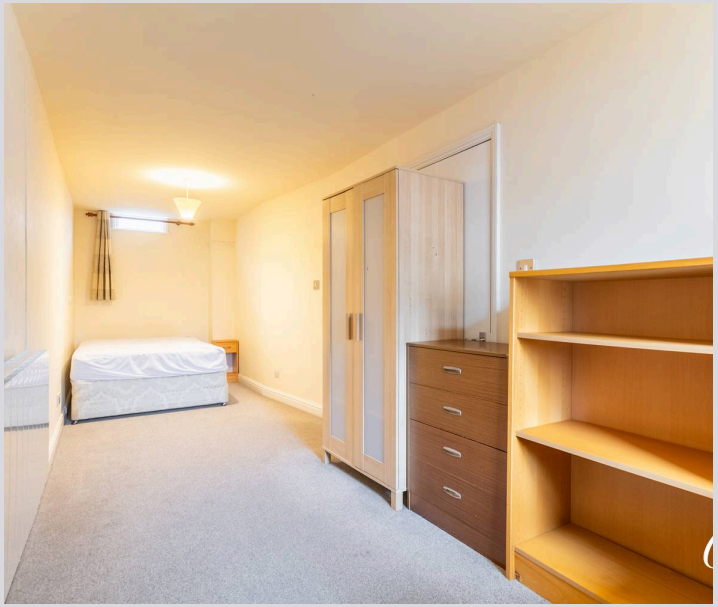


Bennington Street, Town Centre, GL50 4EF

Guide Price £280,000







Bennington Street

Town Centre, GL50 4EF

A rare and versatile opportunity in the heart of Cheltenham town centre. It is two separate dwellings set on a single plot on Bennington Street, held on one title, and offered with no onward chain.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain (Subject To Vacant Possession)
- Three-bedroom House & Self-contained One-bedroom Apartment with Private Entrance
- Two Separate Dwellings On One Title
- Investment, Short-Term Let Or Family Home Potential
- Private Courtyard To The Rear House
- Moments From The Brewery Quarter And High Street
























BREWERY
QUARTER

Cook Residential is delighted to present this rare and versatile opportunity in the heart of Cheltenham town centre. It is two separate dwellings set on a single plot on Bennington Street, held on one title, and offered with no onward chain, subject to vacant possession. There is a three-bedroom front house facing Bennington Street and a one-bedroom rear house with its own separate entrance and private courtyard. Each is fully self-contained.. This gives buyers excellent flexibility. The property could be kept as a ready-made rental investment, used for short-term holiday letting, or combined and renovated into a generous family home in a sought-after central location, subject to the necessary consents.

The Front House

Arranged over three floors, the front house is a three-bedroom mid-terrace home with its own front door onto Bennington Street.

Entrance Hall: The front door opens into an entrance hall, with stairs rising to the first floor and a useful storage cupboard.

Kitchen/Sitting/Dining Room: A generous open-plan space running the full depth of the house, with a large window to the front providing plenty of natural light. The sitting area is carpeted, while the kitchen and dining area has wood-effect flooring and space for a dining table. The kitchen is fitted with a range of wall and base units with complementary worktops, an integrated electric oven and an electric hob.

First Floor Landing: Stairs with decorative painted balustrading lead to the first floor landing, with a window providing natural light.

Bedroom One: A long double bedroom with windows at both ends, offering space for a bed alongside wardrobes and a work area.

Shower Room: Comprising a shower cubicle, a wash basin and a low-level WC, with a window to the rear.

Second Floor Landing: Giving access to two further bedrooms.

Bedroom Two: A bright double bedroom with a wide window.

Bedroom Three: A double bedroom with two skylights and access to useful eaves storage.

The Rear House

Tucked away behind the front house, the rear house is a one-bedroom home with its own front door onto the lane to the rear, which opens into a private courtyard.

Courtyard: A private, partially covered courtyard enclosed by brick walls, providing a secure entrance and useful outdoor space.

Sitting/Dining Room: A light-filled reception room with a large roof lantern above, a decorative fire and space for both living and dining. Stairs rise to the first floor, with useful storage beneath.

Kitchen: A modern kitchen fitted with a range of Shaker-style wall and base units with wood-effect worktops, tiled splashbacks and recessed spotlights. Appliances include an integrated oven, an electric hob, an extractor and an integrated fridge freezer, with space for a washing machine.

Shower Room: Fully tiled and comprising a shower cubicle with a rainfall shower head and handheld shower, a pedestal wash basin with an illuminated mirror above, and a low-level WC.

Bedroom: A double bedroom with a skylight and window, and a gallery-style balustrade overlooking the stairs.

Location: Bennington Street is ideally positioned in the heart of Cheltenham town centre, just moments from The Brewery Quarter with its restaurants, bars, cinema and leisure facilities. The High Street and Promenade are within a short walk and offer an excellent range of shops and independent boutiques, as well as the town's renowned cultural festivals. Cheltenham Spa railway station offers direct services to London and other major cities, while the A40 and M5 provide convenient road links.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

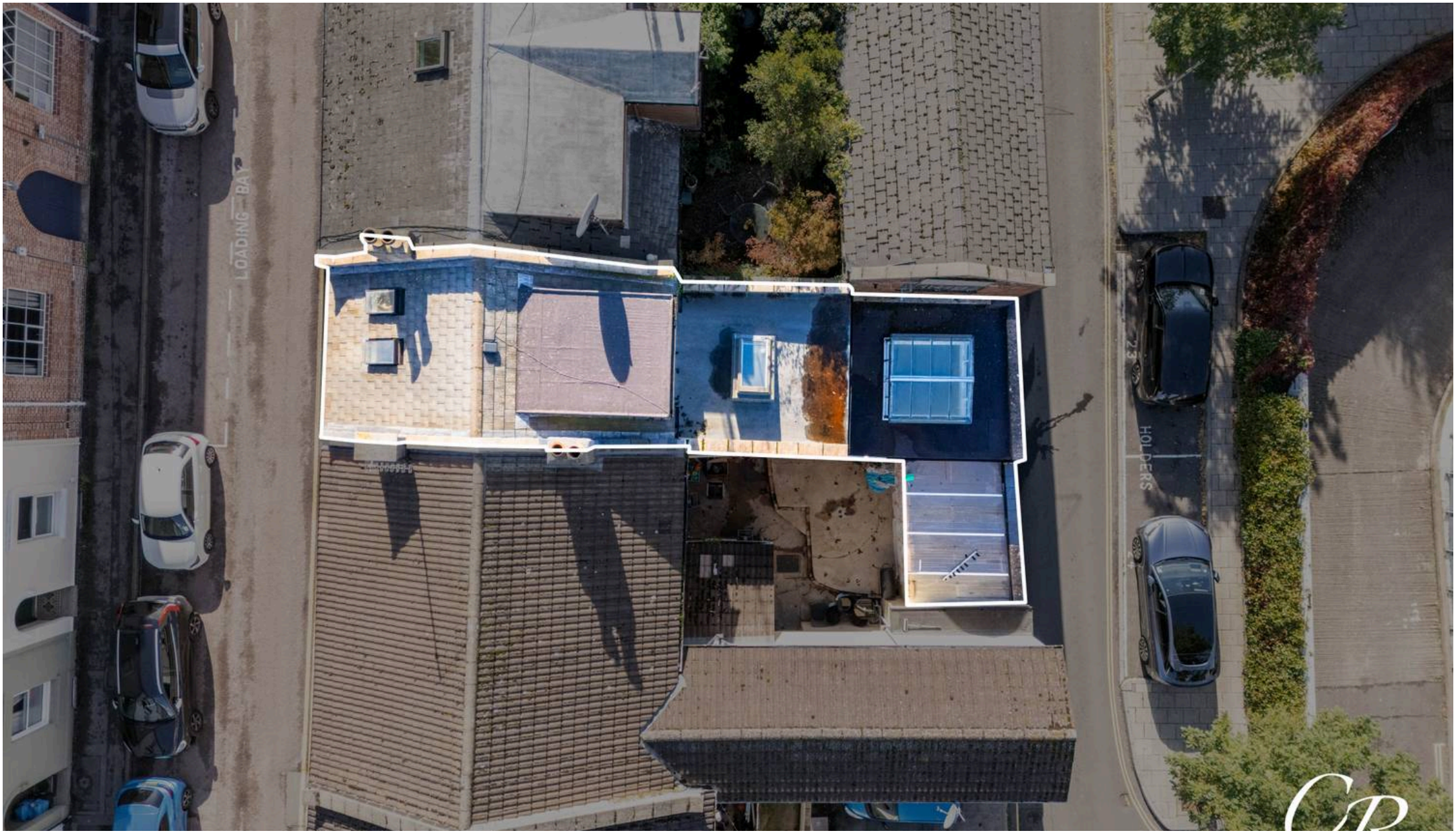
1ST FLOOR
145 sq.ft. (13.5 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY
COOK
Residential

TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.