

Estate Agents,  
Lettings  
& Property Management



Land & Agricultural  
Acquisitions  
Commercial Agents

# 7 Turkdean Road, Benhall Cheltenham, Glos. GL51 6AP.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.  
Preliminary Details



**Description:** A Quality, Modern Three Bedroom Extended Semi-Detached House. The Accommodation Comprises Of:- Living Room, Dining Room, Large Kitchen, Three Good Sized Bedrooms And A Bathroom. Having Been Recently Redecorated & Upgraded Throughout The Property Also Benefits From Plentiful Off Road Parking, Good Sized Southerly Facing Rear Garden, uPVC Double-Glazing & Gas Central Heating. Offered With No Onward Chain, Early Viewing Is Highly Recommended.

## Guide Price £250,000



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

*Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.*

**Entrance:** Via uPVC double-glazed entrance door with opaque side panels to:-

**Hallway:** Doors to Living Room & Kitchen. Double radiator. Wooden effect laminate flooring. Stairs up to first floor.

**Living Room: 13'4 x 11'5 (4.08m x 3.48m)** uPVC double-glazed window to front aspect. Telephone point. Television aerial point. Double radiator. Open squared archway to:-



**Dining Room: 11'1 x 9'7 (3.37m x 2.94m)** uPVC double-glazed French doors with side panels to rear aspect. Double radiator. Door to Kitchen.



**Kitchen: 20'3 x 8'2 (6.16m x 2.50m)** uPVC double-glazed windows to rear and side aspects. uPVC opaque double-glazed door to side aspect. Under-stairs larder cupboard. Range of wall, base and drawer units with roll-edge worktop over. One and a half bowl sink and drainer unit with mixer tap over. Tiled splash-backs. Wooden effect laminate flooring. Appliance spaces. Plumbing for automatic washing machine. Plumbing for dishwasher. Built-in Neff electric hob with extractor fan over. Built-in stainless steel oven and grill.



**Landing:** uPVC double-glazed window to side aspect. Doors to Bedrooms & Bathroom. Loft access hatch.

**Bedroom One: 13'6 x 8'5 to wardrobes (4.11m x 2.58m to wardrobes)** uPVC double-glazed window to front aspect. Range of built-in wardrobes running the length of one wall. Double-radiator. Telephone point.



**Bedroom Two: 12'9' x 10'7 (3.89m x 3.23m)** uPVC double-glazed window to rear aspect. Double radiator. Airing cupboard housing lagged hot water tank and slatted shelving.



**Bedroom Three: 9'6 x 7'4 (2.89m x 2.23m)** uPVC double-glazed window to front aspect. Double radiator. Built-in over-stairs cupboard.

**Bathroom:** uPVC opaque double-glazed window to side and rear aspects. White suite comprising:- panelled bath with tiled surround and Mira shower over, vanity unit with inset wash hand basin and close-coupled w.c. Electric shaver socket. Radiator. Part tiled walls.



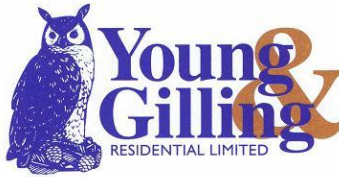
**Outside:**

**Front:** Low maintenance front garden with decoratively paved and sealed driveway providing ample off road parking with double gates to the side of the house for access and further secure parking. Planted flower border.

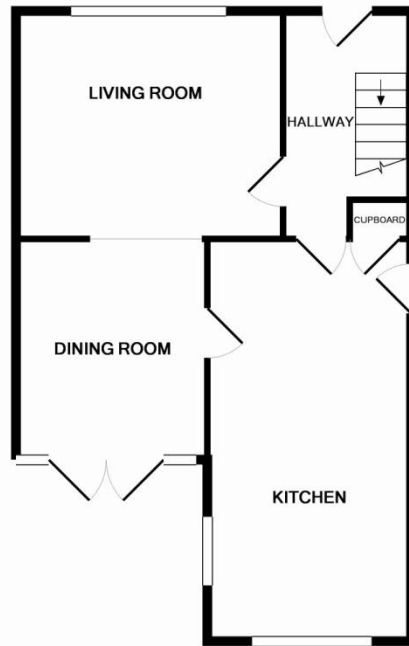
**Rear: 10.78m maximum x 8.00m maximum** South facing family friendly level rear garden that is predominately laid to lawn. There is a patio area from the French doors and pathway round to the side of the house. It is bounded by wooden panelled fencing. There is an outside tap and light. At the top of the garden is a large shed.



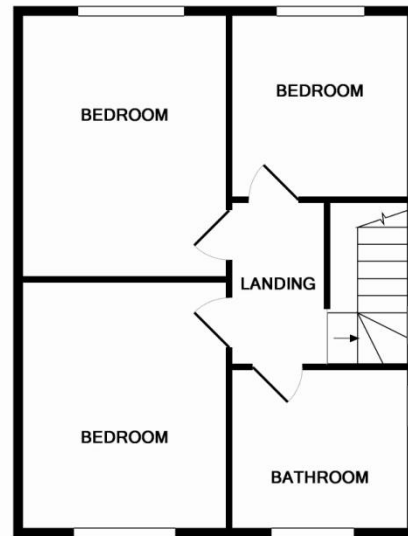
Estate Agents,  
Lettings  
& Property Management



Land & Agricultural  
Acquisitions  
Commercial Agents



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2013

**Tenure:** Freehold

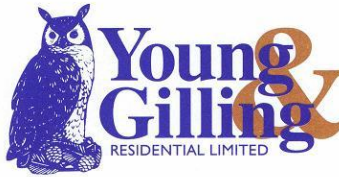
**Viewing:** By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.

Estate Agents,  
Lettings  
& Property Management



Land & Agricultural  
Acquisitions  
Commercial Agents

Email: [property@youngandgilling.com](mailto:property@youngandgilling.com) or Internet [www.youngandgilling.com](http://www.youngandgilling.com)

**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, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, 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 Residential Limited 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.



---

3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

*Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.*