



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Fairfield Avenue, Cheltenham, GL53 7PN

£450,000 Freehold

A beautifully presented bay fronted, 3 bedroom, town house situated in this sought after location, close to excellent schools and the vibrant Bath Road.

Entrance hall • bay fronted living room • magnificent kitchen/dining room • cloakroom/utility • 3 bedrooms • bathroom • garden • gas central heating & double glazing

## Description

An attractive red brick property which has been extended and upgraded creating stylish family living space. The beautifully presented accommodation includes an entrance hall, bay fronted living room with feature wood burner, a magnificent kitchen/dining room with fully retractable bi-folding doors to the rear, and a cloakroom/utility area. Upstairs, there are 2 good size double bedrooms, a single bedroom, and a bathroom with shower over the bath. Outside, there is a small enclosed frontage and a town garden at the rear. The property further benefits from gas central heating and double glazing. Cheltenham Borough Council - Tax Band B.

AGENTS NOTE - There is a residents pedestrian access at the far end of the garden.



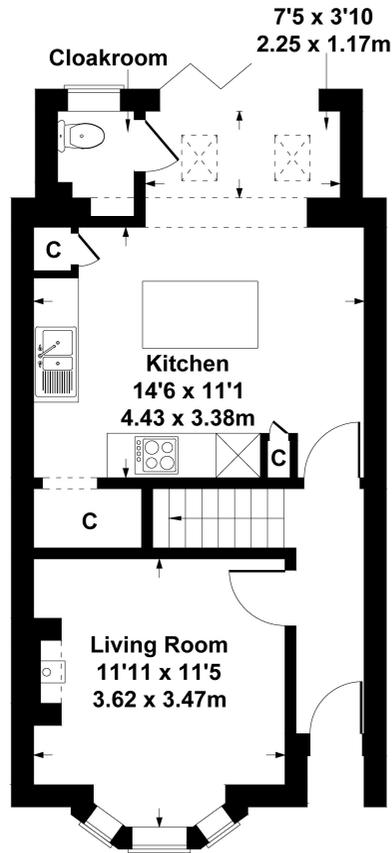


### Situation

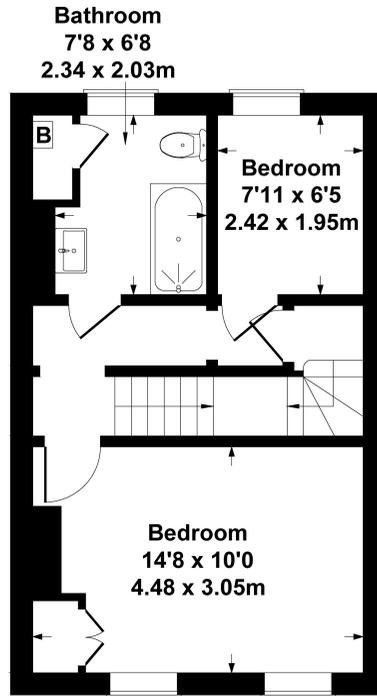
A lovely residential location, close to Naunton Park Rose Gardens, excellent schools, and the Bath Road offering a variety of shops, bars and cafes. Cheltenham is a Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 24 Fairfield Ave

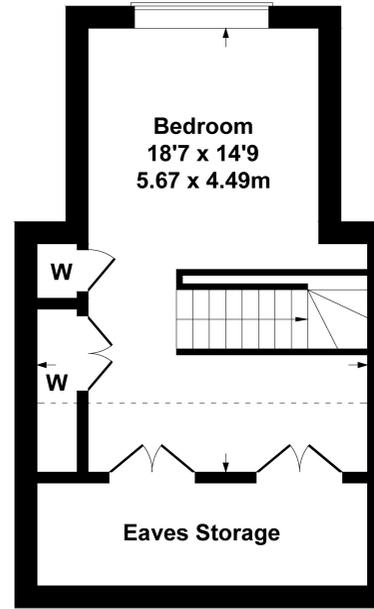
Approximate Gross Internal Area  
1023 sq ft - 95 sq m



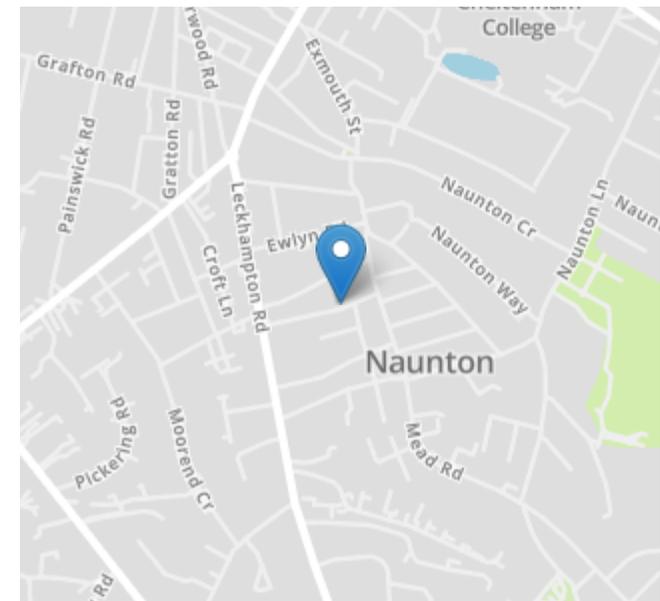
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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