



Leckhampton

 Nick  
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ESTATE AGENTS

# Leckhampton

Fairfield Avenue, Cheltenham, GL53 7PN

£409,950 Freehold

A characterful bay fronted, 2 bedroom, town house, situated in this sought after location close to excellent amenities on the vibrant Bath Road.

SOUGHT AFTER LOCATION • entrance hall • living room • kitchen/dining room • 2 bedrooms • upstairs bathroom • enclosed rear garden • 'Outstanding' nearby local schools

## Description

An attractive and well presented property located within this highly desirable road in Leckhampton. This charming home has well proportioned accommodation to include entrance hall; bay fronted living room with bespoke fitted shutters and a feature wood burner; and a modern kitchen with matching high gloss wall and base units, wooden worktops, built-in appliances, understairs storage cupboard, and a door leading to the rear garden. On the first floor, there are 2 bedrooms, the principal bedroom having dual windows to the front aspect, and a bathroom with a modern white suite. Outside, there is a small enclosed frontage and an enclosed garden to the rear, paved for easily maintenance. The property further benefits from gas central heating and double glazing.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





### Situation

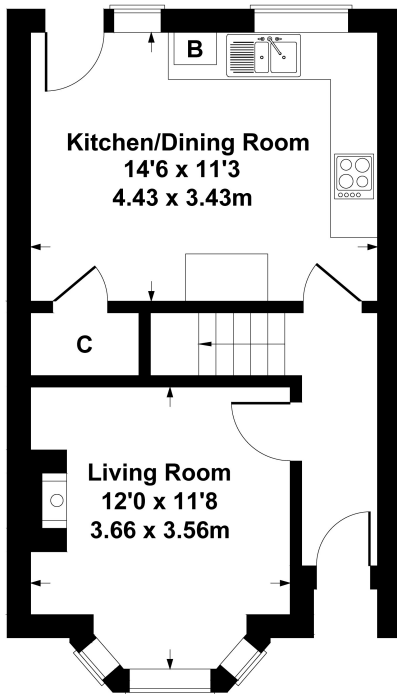
A lovely residential location, close to Naunton Park Rose Gardens, excellent schools, and Bath Road offering a variety of shops, bars and cafes. Cheltenham is a Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse.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

# 20 Fairfield Ave

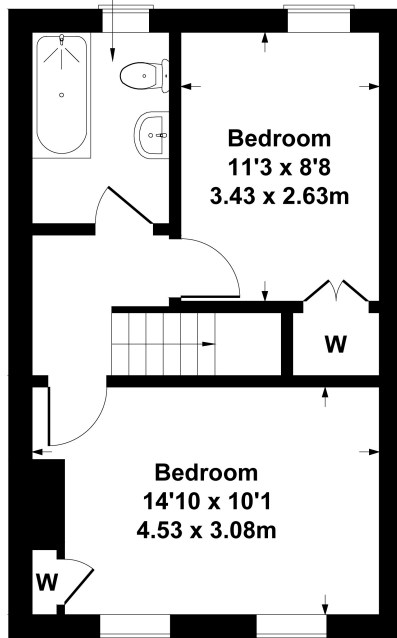
Approximate Gross Internal Area  
711 sq ft - 66 sq m



**Bathroom**  
8'0 x 5'9  
2.44 x 1.75m



**GROUND FLOOR**



**FIRST 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>		86
(69-80) <b>C</b>	69	
(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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