

Tivoli

3 Fairlight

 Nick
GRIFFITH
ESTATE AGENTS

Tivoli

Fairlight Cottages, Hatherley Street, Cheltenham, GL50 2TT

£315,000 Freehold

A charming 2 bedroom, end of terrace, cottage style, town house situated in this quiet backwater.

NO ONWARD CHAIN • open plan living/dining/kitchen area • 2 bedrooms • shower room • private courtyard garden • gas central heating • highly sought after location • close to excellent amenities • double glazing

Description

An upgraded and very well presented 2 bedroom town house with a lovely enclosed garden, offered for sale with no onward chain. The accommodation includes a stylish open plan living/dining/kitchen area with a range of integrated appliances and stable door opening out to the courtyard. Upstairs, there are 2 bedrooms and a luxury shower room. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band B.**

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

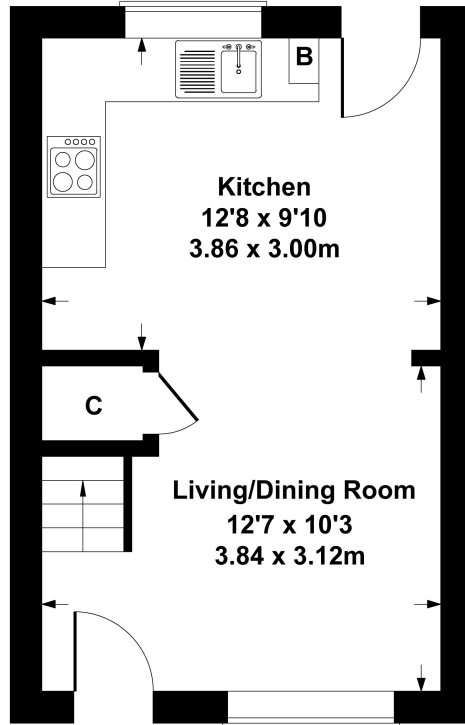
A highly regarded location, close to excellent amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



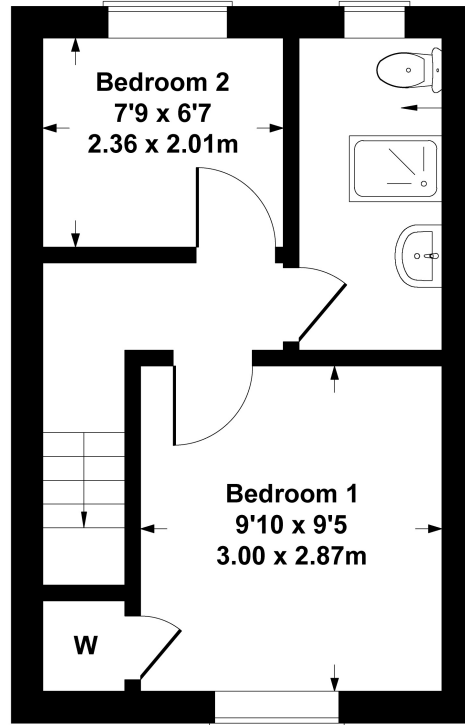
3 Fairlight Cottages

Approximate Gross Internal Area
518 sq ft - 48 sq m

Shower Room
9'10 x 4'6
3.00 x 1.37m



GROUND FLOOR

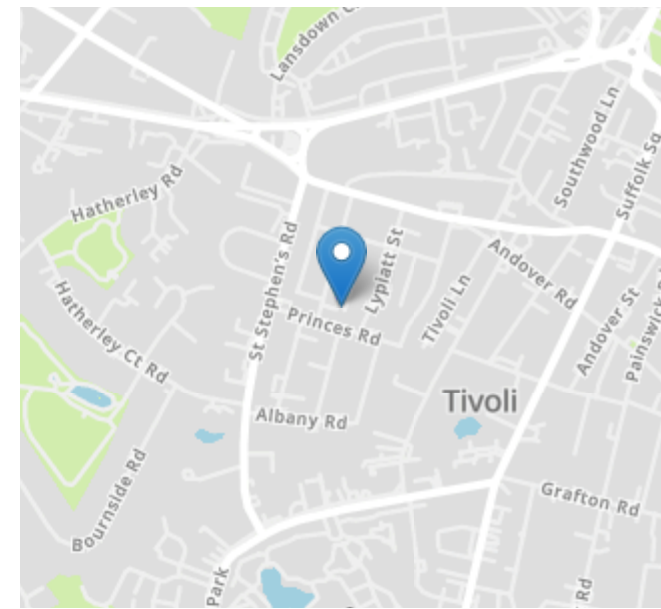


FIRST FLOOR

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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.