



Leckhampton

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ESTATE AGENTS

Leckhampton

Fairfield Parade, Leckhampton, Cheltenham, GL53 7PJ

£325,000 Freehold

A 2 bedroom, 3 storey, terraced house with off-road parking, situated in this sought after location close to Bath Road.

NO ONWARD CHAIN • living/dining room • kitchen • cloakroom • 2 double bedrooms • bathroom • garden • off road parking • electric heating • double glazing

Description

The well presented accommodation includes a living/dining room with feature fireplace, a kitchen with door to the rear garden, 2 double bedrooms, and a first floor bathroom with shower over the bath. Outside, there is a small enclosed rear garden and a gravelled frontage providing off-road parking for 1 small car. The property further benefits from electric heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band B.



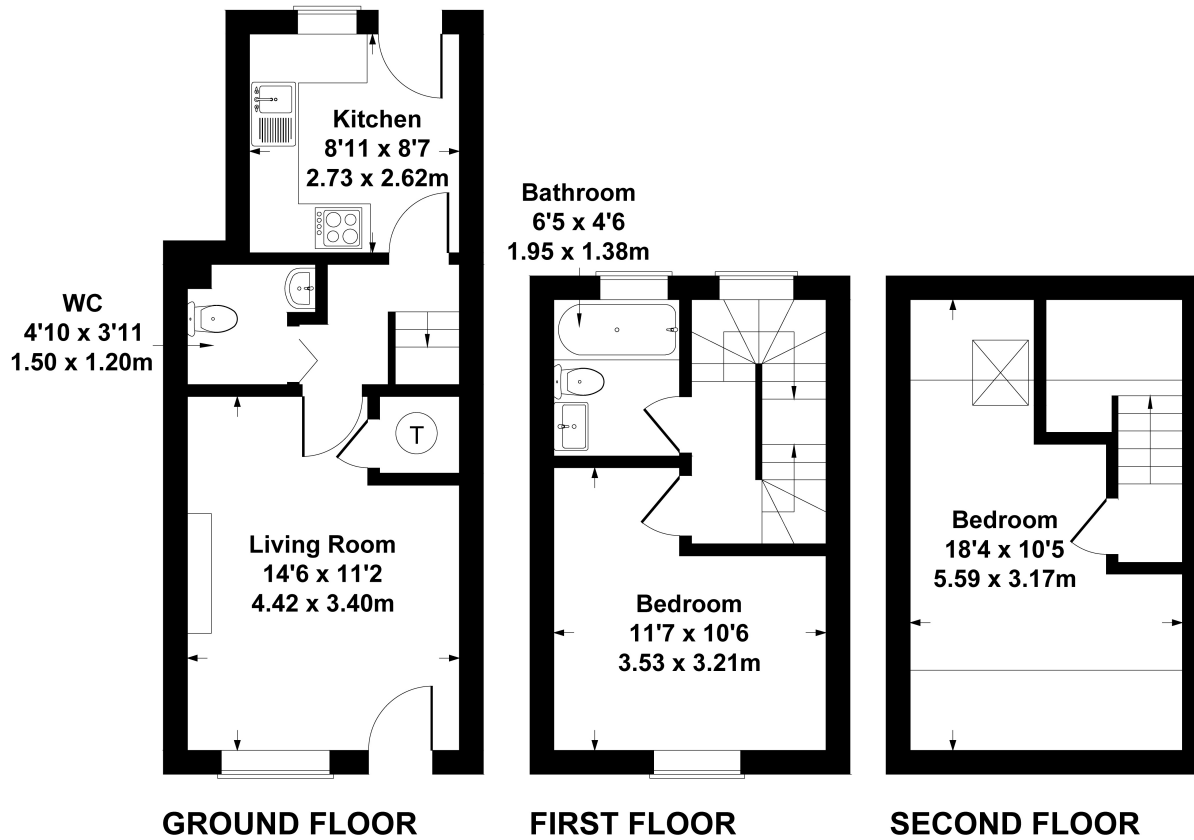


Situation

A lovely residential location, close to Naunton Park Rose Gardens, excellent schools, and the vibrant 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.

2a Fairfield Parade

Approximate Gross Internal Area
710 sq ft - 66 sq m



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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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