

Fairview Close

Fairview Close

Cheltenham, GL52 2LB

£325,000 Freehold

A surprisingly spacious 2 bedroom, modern town house, situated within a short of walk of the town centre with a driveway providing off-road parking for 2 cars, and an enclosed rear garden.

OFF ROAD PARKING • entrance hall • downstairs cloakroom • modern kitchen • living/dining room • 2 double bedrooms • family bathroom • enclosed rear garden • walking distance to the town centre • no onward chain

Description

A modern end of terrace town house, situated within this popular no-through close, just a short stroll from the town centre. The beautifully presented accommodation includes a reception hall with wood effect flooring (which continues throughout the ground floor accommodation); downstairs cloakroom; a modern fitted kitchen with storage cupboards, built-in appliances, and window facing the front aspect; and a generous living/dining room with ample table space and double doors leading to the rear garden. On the first floor, there are 2 double bedrooms and an attractive bathroom with a modern white suite and built-in vanity storage. Outside, the driveway provides off-road parking for 2 cars. The gated side access leads into the well tended, enclosed rear garden which is laid to lawn with mature stocked borders and a good size patio ideal for outside dining. This much loved home also benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

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





Situation

Fairview Close is just a short walk from the town centre, Sandford Park, and the Lido. 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.

5 Fairview Close

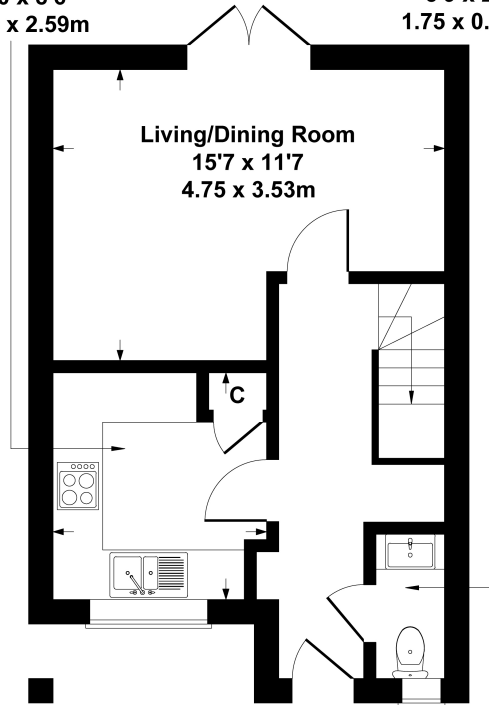
Approximate Gross Internal Area
753 sq ft - 70 sq m



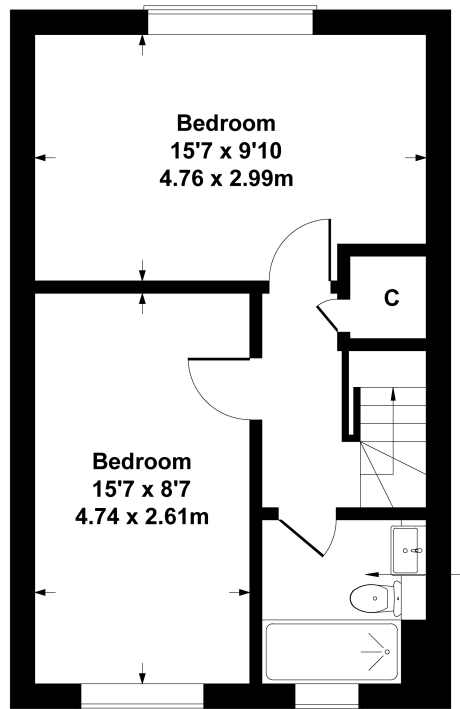
Kitchen
9'0 x 8'6
2.75 x 2.59m

WC
5'9 x 2'9
1.75 x 0.83m

Shower Room
6'9 x 6'6
2.05 x 1.99m



GROUND FLOOR

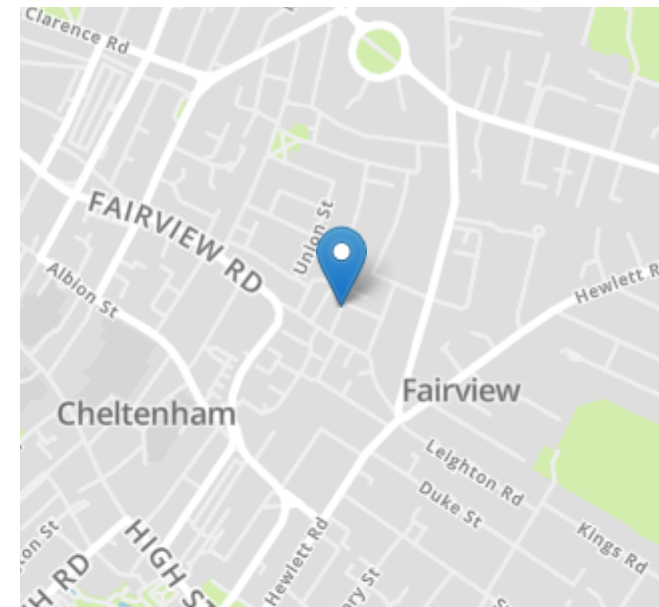


FIRST FLOOR

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		
(81-91) B		86
(69-80) C	72	
(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

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