



Leckhampton

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Leckhampton

Fairfield Avenue, Cheltenham, GL53 7PN

£450,000 Freehold

An extended 3 bedroom town house, ideally situated within this highly sought after location and offered for sale with no onward chain.

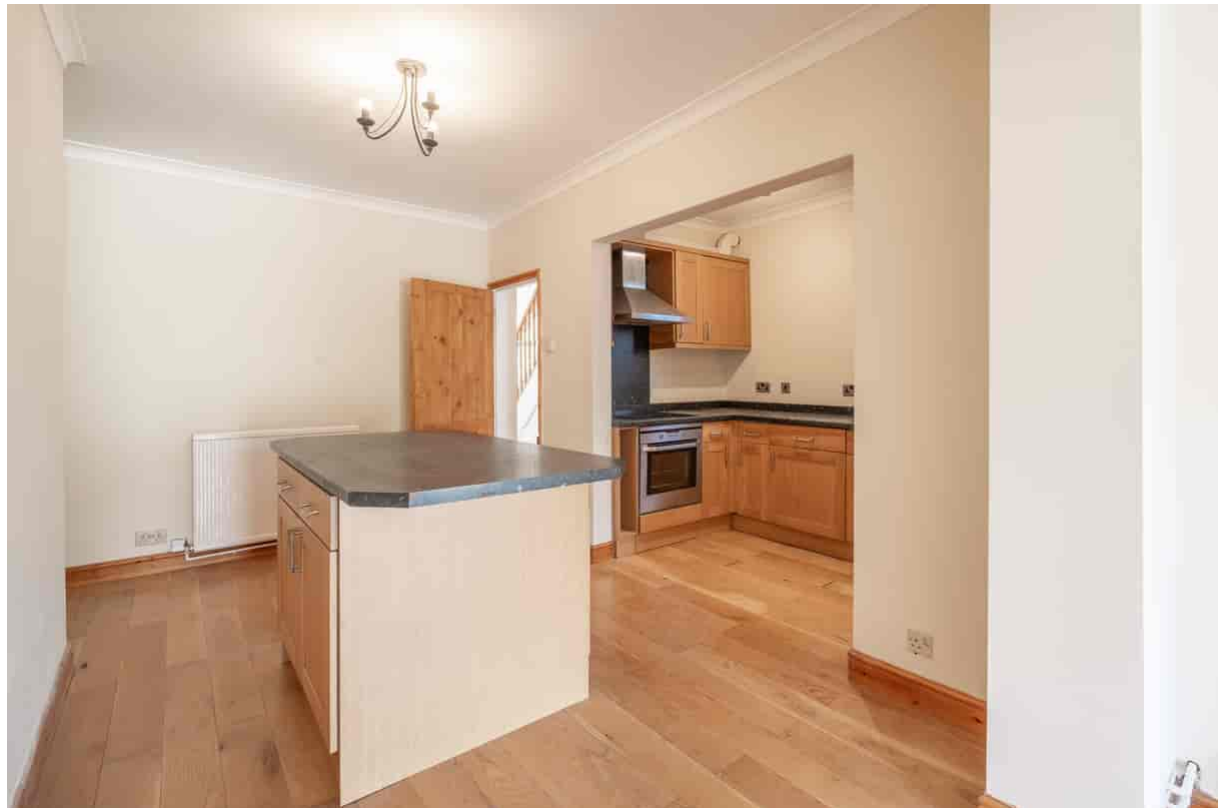
EXTENDED PERIOD FAMILY HOUSE • entrance porch • entrance hall • cloakroom • living room with bay window • kitchen/dining/family room • 3 bedrooms • bathroom • enclosed rear garden • sought after location • no onward chain

## Description

Located within popular Fairfield Avenue, this spacious 3 bedroom town house is offered for sale with no onward chain. The extended accommodation includes entrance porch; hallway; useful cloakroom; living room to the front with a feature bay window; and a separate kitchen/dining/family room with a central island, utility area, and double doors to the rear garden. On the first floor, there are 3 bedrooms and a family bathroom, the bedroom to the front with far reaching views to Leckhampton Hill. Outside, there is a low maintenance frontage enclosed by walling. The enclosed rear garden is mainly laid to lawn with a paved patio area and gated pedestrian side access.

## 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

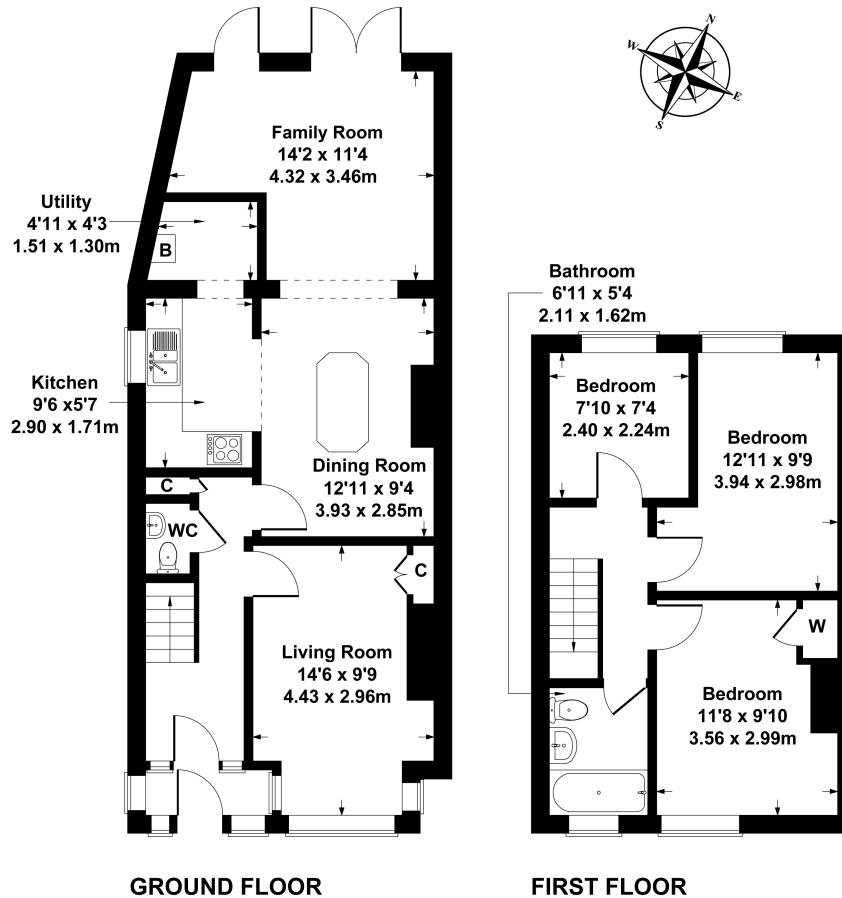
Situated just off Leckhampton Road offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Naunton Park Primary, Leckhampton Primary and The High School Leckhampton. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 44 Fairfield Ave

Approximate Gross Internal Area

House : 1001 sq ft - 93 sq m

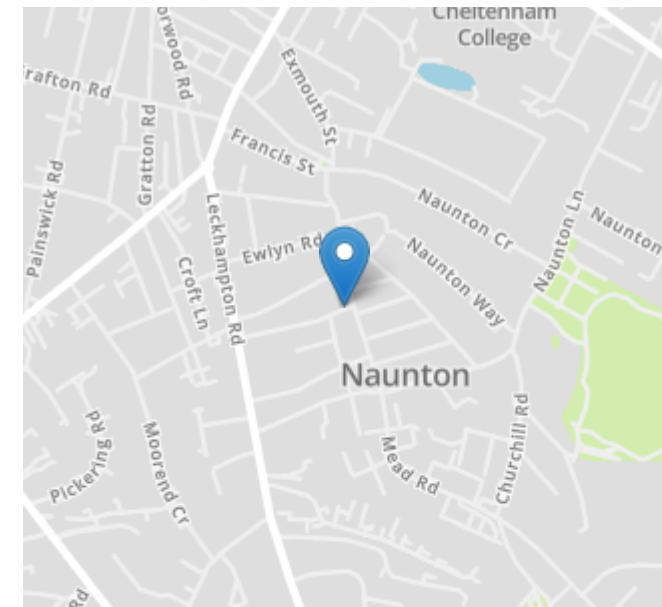
Total : 1001 sq ft - 93 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.