



Fairview



Nick
GRIFFITH
ESTATE AGENTS

Fairview

St Annes Road, Cheltenham, GL52 2SS

£850,000 Freehold

A classic 4/5 bedroom, semi detached, period town house with a lovely garden, offering versatile living space arranged over 4 floors with no onward chain.

NO ONWARD CHAIN • reception hall • living room • dining room • family room • magnificent kitchen/breakfast room • utility room • 4 bedrooms • 3 bath/shower rooms • home office/bedroom 5 • town garden • gas central heating

Description

An attractive property which, in recent years, has been upgraded and remodelled, creating flexible family living space in a convenient location, just a short walk from the town centre. The beautifully presented accommodation includes a reception hall, bay fronted living room with feature fireplace, dining room also with feature fireplace and double doors opening to the magnificent kitchen/breakfast room fitted with a range of quality appliances and Corian worktops. The lower ground floor is currently configured as part of the main living accommodation but has the potential to create a self contained space. It comprises a good size double bedroom, family room, shower room, and utility room. Upstairs, there are a further 3 double bedrooms, 2 luxury bath/shower rooms (1 en suite), and a home office/bedroom 5. Outside, there is a wrought iron railed frontage, and a lovely enclosed low maintenance rear garden. The property further benefits from gas central heating, and retains a number of character features true to the period. Planning Permission has been approved to excavate the front garden and create independent access to the lower ground floor accommodation (Ref: Cheltenham Planning 22/01128/FUL). Cheltenham Borough Council Tax Band E.

The seller currently runs a successful Airbnb from Orwell Villa and is happy to share occupancy and revenue.

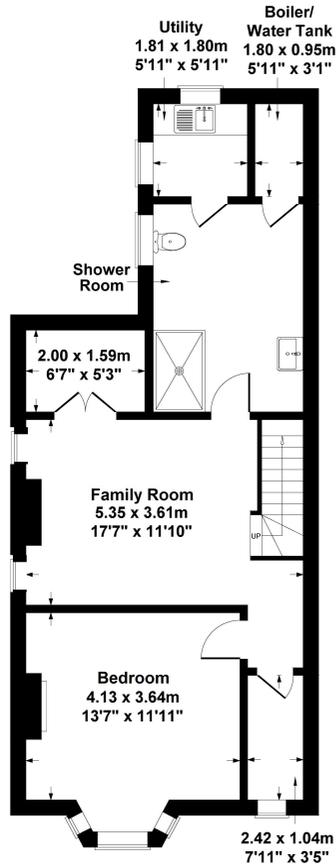
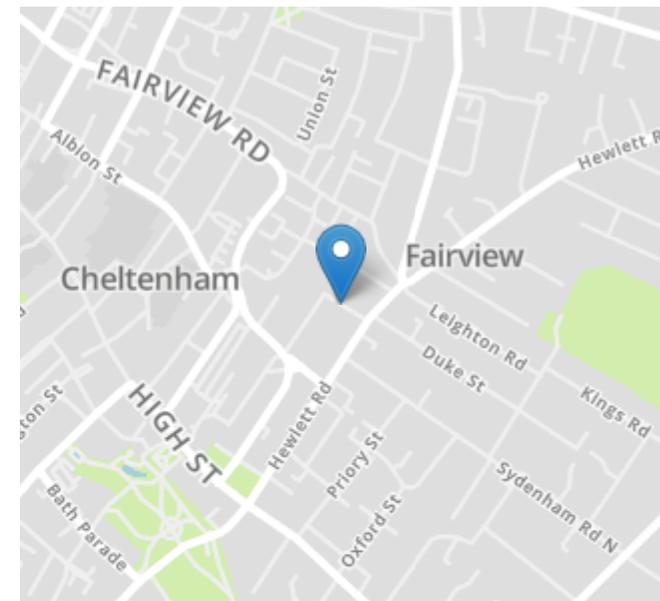




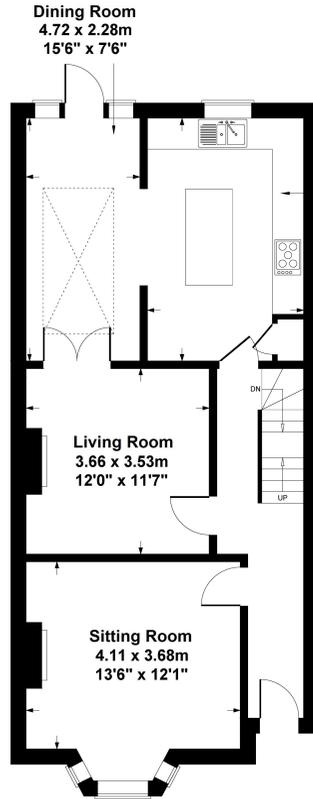
Situation

St Annes Road 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, and literature festivals currently held in Imperial Gardens.

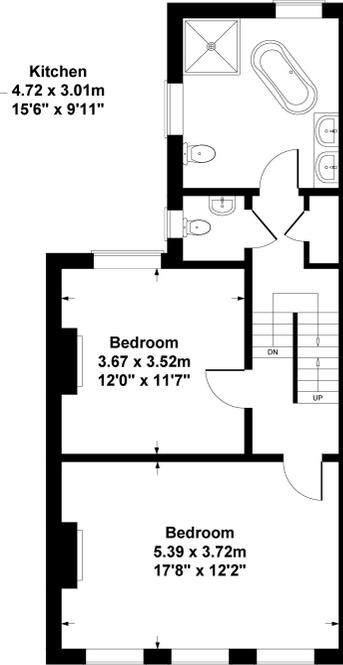
Approximate Gross Internal Area
215 sq. metres (2314 sq. feet)



Lower Ground Floor



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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.