

Leckhampton

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ESTATE AGENTS

Leckhampton

Fairfield Avenue, Cheltenham, GL53 7PN

£435,000 Freehold

A beautifully presented bay fronted, 3 bedroom, end of terrace house, situated in this sought after location, close to excellent schools and the vibrant Bath Road.

ARRANGED OVER 3 LEVELS • entrance hall • bay fronted living room • kitchen/dining room • 3 bedrooms • family bathroom & en suite shower room • enclosed courtyard garden • gas central heating and double glazing • sought after location

Description

A handsome red brick property which has been extended to provide versatile living space over 3 levels, conveniently situated within easy walking distance of the popular Bath Road and good local schools. This much loved home offers characterful accommodation which includes an entrance hall with wooden flooring continuing throughout the ground floor, and a living room with feature fireplace, bespoke cupboards and fitted shutters to the bay window. The kitchen/dining room has an attractive range of modern units, some built-in appliances, understairs storage, ample table space, and a door to the rear garden. On the first floor, there are 2 bedrooms, and the refitted bathroom with a white suite and separate shower cubicle. The principal bedroom is situated on the second floor with built-in wardrobes, velux skylight, and en suite shower room. Outside, there is a small enclosed frontage and a paved courtyard garden at the rear with a useful side pedestrian access.

Further Information:

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



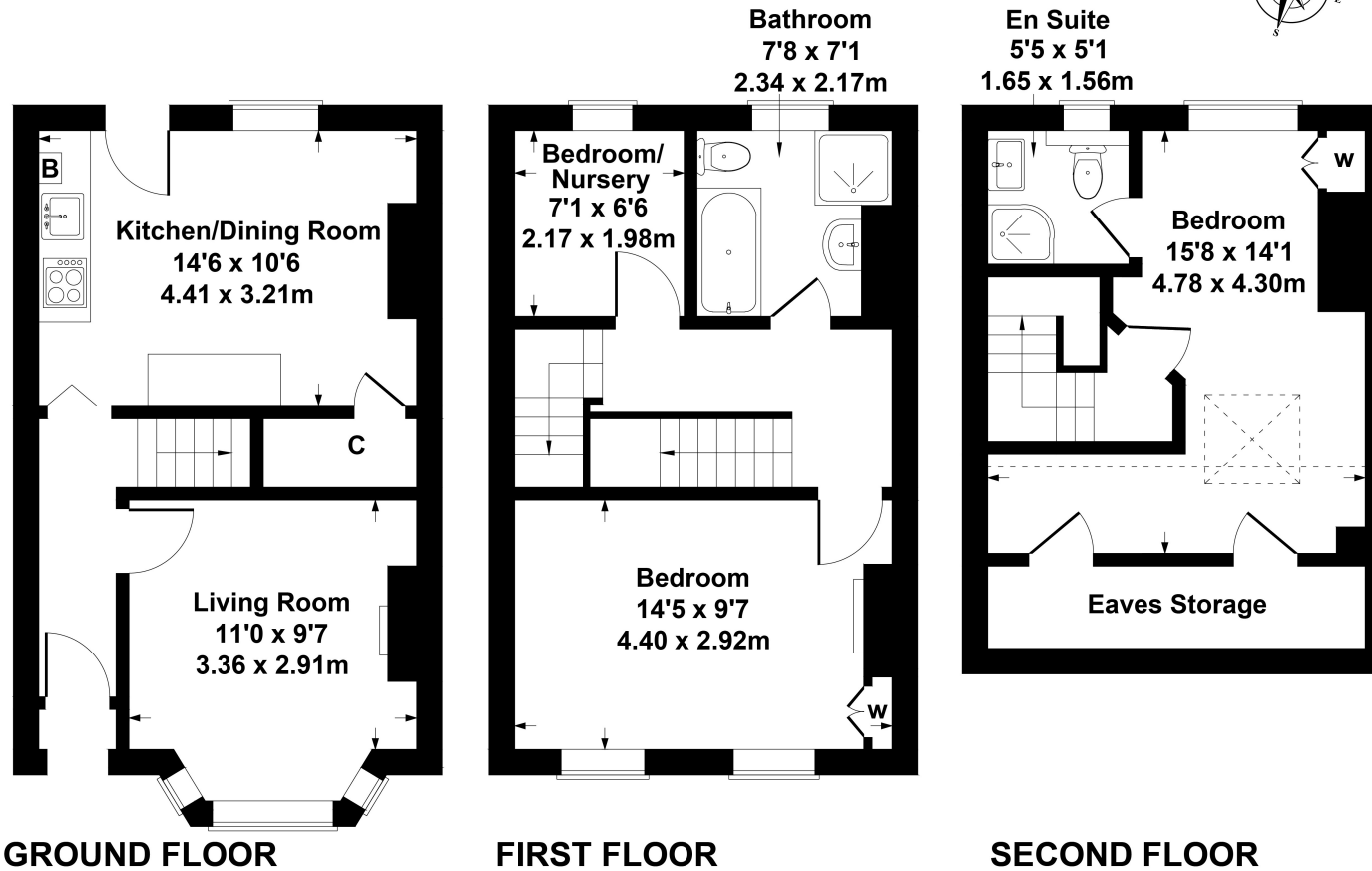


Situation

Situated just off the 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 and Leckhampton Primary. Cheltenham is a vibrant Regency town, 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.

18 Fairfield Avenue

Approximate Gross Internal Area
936 sq ft - 87 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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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