

Fairfield Parade

Cheltenham GL53 7PJ





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This charming three double bedroom period property is located in the sought after area of Leckhampton and has been completely transformed by the current owners creating a modern, fashionable home.

Consisting of: open plan kitchen with integrated appliances and island, dining room with skylight and bi-folding doors opening up on to the decking area and lawned garden and finally a good sized living room. Upstairs there are two double bedrooms and a family bathroom with shower over bath. On the top floor there is a third double bedroom cleverly using the converted loft space with ample storage in the eaves. The property further benefits from gas central heating, double glazing and on road parking. A must see property in a desirable area of Cheltenham

Council Tax Band: C

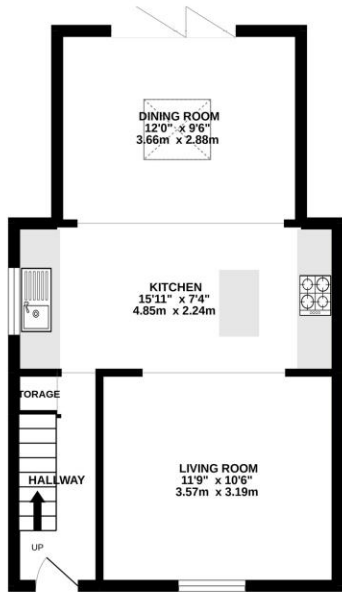




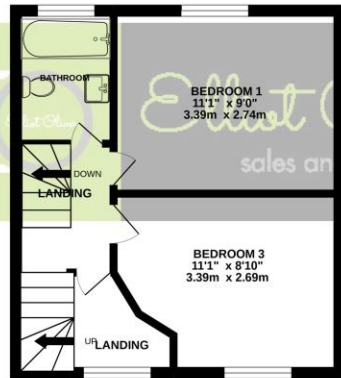




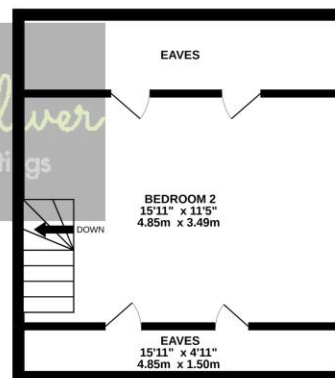
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.




2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1240sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements