



CR

Fairview Street, Cheltenham - GL52 2JH

Guide Price £300,000



11 Fairview Street

Fairview, GL52 2JH

Charming 2/3-bed terraced home in central location. Modern style, off-road parking, low-maintenance garden. Ideal for professionals, first-time buyers, or downsizers. Close to Cheltenham Town Centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Three Bedroom Victorian Terraced Home
- Well Presented Throughout
- A Short Walk To The Town Centre
- Excellent Fairview Location
- Enclosed Rear Garden
- Allocated Parking Space



Tucked away in a popular central location, this charming two/three-bedroom terraced home combines modern style with practical living. Offering off-road parking, a private low-maintenance garden, and well-presented interiors throughout, it provides a perfect balance of convenience and comfort, ideal for professionals, first-time buyers, or downsizers seeking a move in ready home within walking distance of Cheltenham town centre.

Entrance Hallway: The front door opens into a welcoming hallway with tiled flooring, setting the tone for the home's fresh and modern décor. Doors lead through to the kitchen and main reception.

Kitchen: The contemporary kitchen is beautifully appointed with high-gloss cabinetry, striking marble-effect splashbacks, and contrasting dark work surfaces. A range of integrated appliances includes a double oven, hob with extractor hood, slimline dishwasher, and space for both a washing machine and tall fridge freezer. The addition of a breakfast bar creates an informal dining area, while an open aspect into the sitting room ensures a natural flow through the ground floor.

Living Room: Spanning the width of the property, this bright and welcoming reception room is styled with a statement feature wall and modern inset fire. French doors open directly to the rear garden, flooding the space with light and providing seamless indoor-outdoor living. Generous proportions allow for flexible furniture arrangements, making it the perfect space for relaxing or entertaining.

First Floor Landing: The landing provides access to all first-floor rooms, with neutral tones and fitted carpeting continuing the home's cohesive feel.

Bedroom One: Situated at the front of the home, the principal bedroom offers a calm and restful retreat. With space for wardrobes and additional storage, it is finished in soft tones and enjoys a bright outlook over Fairview Street.

Bedroom Two: A further double bedroom, located to the rear, featuring a built-in cupboard for storage. Currently styled as a child's room, it could equally serve as a versatile guest bedroom.

Bedroom Three / Office: A flexible single bedroom or home office, with a window overlooking the garden. Perfectly suited for home working, hobbies, or as a nursery.

Bathroom: The family bathroom comprises a white suite of panelled bath with shower over, WC, and wash hand basin, finished with neutral tiling and a frosted window.

Garden: The rear garden is fully enclosed and designed for ease of maintenance, featuring a central area of astro turf and a paved terrace for outdoor seating. With a smart, modern finish, it offers a private space to unwind or entertain.

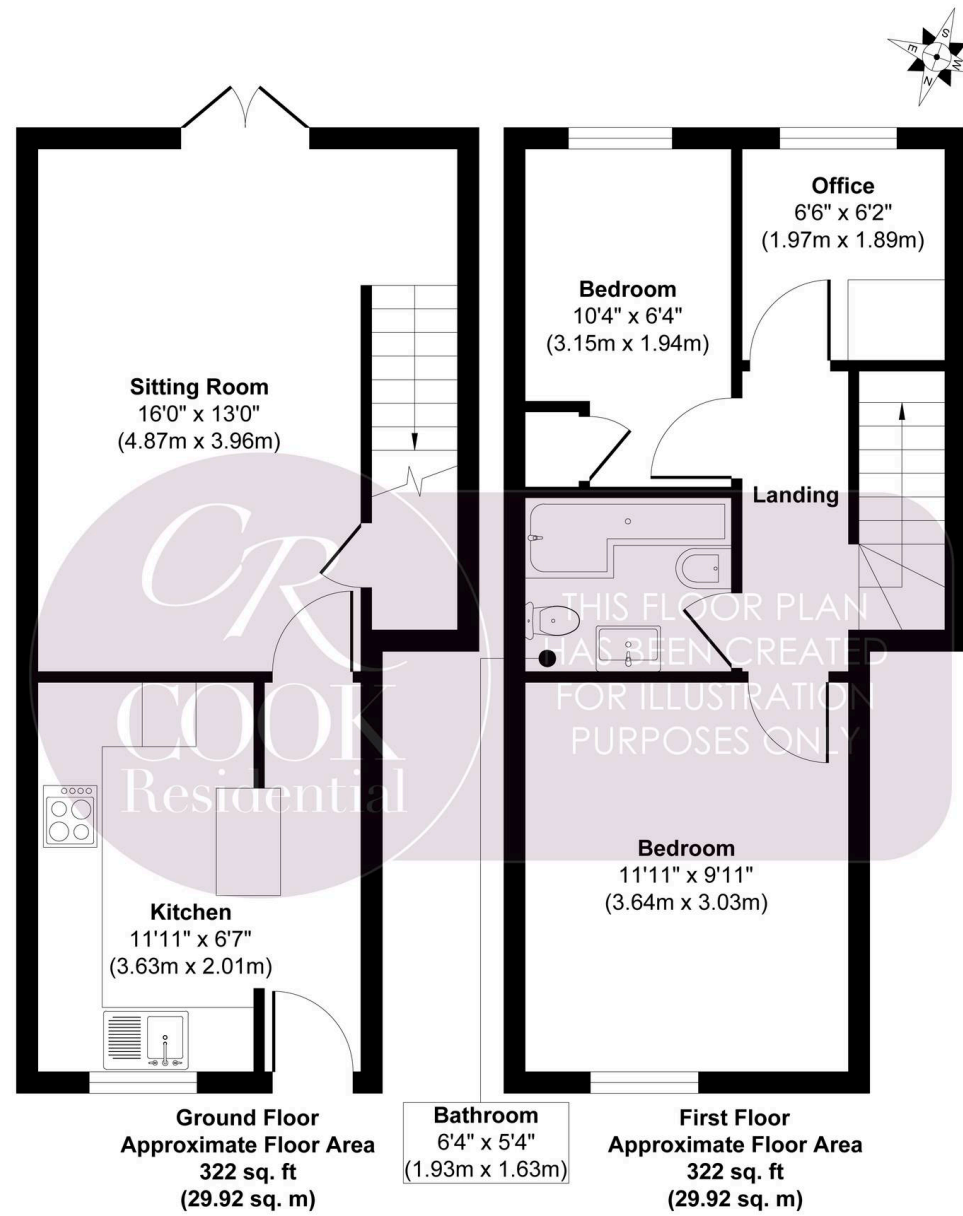
Parking: Unusually for such a central location, the property benefits from its own off-road parking space.

Tenure: Freehold

Council Tax Band: B

Location: Fairview Street enjoys a sought-after setting within easy reach of Cheltenham's vibrant town centre. Residents benefit from a wide range of independent cafés, shops, and restaurants, alongside the town's renowned festivals, theatres, and cultural attractions. Pittville Park and other green spaces are just a short stroll away, offering plenty of opportunity for outdoor leisure. Excellent transport links are close at hand, with Cheltenham Spa railway station providing direct routes to Gloucester, Bristol, and Birmingham, and easy access to the A40 and M5.

Disclaimer: All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.





Cook Residential

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