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33 Fairview Street Fairview, Cheltenham GL52 2JF

- Period Style Fairview Townhouse
- Three 1st Fl. Bedrooms (12', 9' & 8')
- 13' Sitting Room with Log Burner
- Modern Re-fitted Bathroom Suite
- Mod. 15' Kitchen with Appliances
- Railed Frontage & 57' Rear Garden
- 16' Garden Asp. Dining/ Family Rm
- Many Quality Recent Improvements

Region of £380,000

Popular Fairview Street for Impressive Period Style Terrace with Railed Frontage & 57' Landscaped Garden!...

All Immaculate with Lots of High Quality Upgrades in Recent Years...

With...16' Hall, 13' Sitting Room, Modern 15' Kitchen, 16' Family/ Dining Rm – Re-fitted FF Bathroom & 3 Bedrooms (12', 9' & 8') ...

Viewing is Recommended!

Entrance Area

Flagstone steps with to part glazed front door with adjacent wall mounted wall light.

Entrance Hall

16' 4" x 3' 1" (4.97m x 0.94m)

Oak effect flooring, Pendant light point, power points, wall mounted central heating thermostat, radiator, dado rail, panelled door to sitting room, part glazed door to kitchen and central stairway rising to the first floor.

Sitting Room

12' 9" x 11' 5" (3.88m x 3.48m)

Front aspect double glazed Georgian style window. Focal point fireplace with inset 'Charnwood' log burner, 'Karndean' herringbone flooring, ceiling coving, pendant light point, power points, TV point, radiator, bespoke built-in alcove cabinets with shelving over.

Fitted Kitchen

15' 4" x 8' 8" (4.67m x 2.64m)

Modern kitchen with range of solid wood eye, base and drawer units w. 'soft close' mechanism. Granite effect surfaces and splash-back areas, 1.5 bowl porcelain sink and drainer with swan-neck mono tap. inset 'Neff' branded induction hob, 'slide & hide oven and compact steam oven. Integrated 'Bosch' full height fridge and freezer, integrated washing machine and dishwasher. Cupboard concealed 'Worcester' branded gas boiler. Power points, recessed ceiling spotlights, 'Quickstep' pal strip flooring. Open hatch and walkway to family/ dining room. Door to sizeable understairs pantry/ storage facility.

Dining / Family Area

16' 0" x 10' 6" (4.87m x 3.20m)

Ample space for family dining and seating. Rack of ceiling spotlights, power points, radiator, TV point, continuation of 'Quickstep' flooring, double glazed french door and windows to the rear/ garden aspect.

First Floor Landing

9' 0" x 5' 8" (2.74m x 1.73m)

Ceiling hatch to insulated' lighted and part boarded loft space. Pendant light point, power point, radiator, Panelled doors to first floor rooms.

Bedroom One

12' 7" x 8' 10" (3.83m x 2.69m)

Front aspect double glazed Georgian style window, bespoke built-in wardrobes radiator, pendant light point, power points.

Bedroom Two

8' 7" x 8' 5" (2.61m x 2.56m)

Rear aspect double glazed Georgian style window, radiator, pendant light point, power points.

Bedroom Three

9' 7" x 5' 9" (2.92m x 1.75m)

Front aspect double glazed Georgian style window, radiator, pendant light point, power points.

Family Bathroom

6' 3" x 5' 6" (1.90m x 1.68m)

Panelled 'P' bath, wall mounted 'Mira' shower system and curved glass shower screen. Pedestal wash basin, low flush WC inset to vanity unit, radiator, 'Karndean' branded flooring, rear aspect Georgian style double glazed opaque window.

Outside: Frontage

Former parking by is now an attractive, low maintenance Indian sandstone & stone chip terrace with neat timber planting beds and iron railings in keeping with the period style.

Landscaped Rear Garden

57' 0" x 17' 0" (17.36m x 5.18m)

A real feature of property is the mature landscaped garden that has been professionally landscaped in recent years – Nearest the property is full width Indian sandstone terrace/ seating area (with outside tap and wall lights) Steps lead up to main rectangle of level lawn with mature planted borders. Matching pathway leads to further rear sited terrace & seating area plus base for timber garden shed. Outdoor tap and lighting.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage are connected.

Council Tax

Band 'C' £1821 for 2023/24.

EPC Rating

Band 'C' / Score of 77

