

# HUNTERS®

HERE TO GET *you* THERE



## Fairfield Parade

Cheltenham, GL53 7PJ

For Sale By Informal Tender  
£250,000



Council Tax: C



# Fairfield Parade

Cheltenham, GL53 7PJ

For Sale By Informal Tender £250,000



## Description

Hunters Estate Agents are delighted to introduce this two double bedroom Edwardian semi-detached house, set within the highly desirable Leckhampton district of Cheltenham. This lovely home requires a complete makeover having just completed several years as a rental property.

Fairfield Avenue is a sought-after address being just three streets up on the left side of the main Leckhampton Road. All the facilities of Bath Road with its vast choice of cafe's, bars and shops are within easy pedestrian reach (6 minute walk - Google Maps). Leckhampton has a unique and well supported community and remains one of the best areas of Cheltenham to reside. The property to the right of this house has just undergone a major re-working with a large two-story extension proving that with some imagination, these characterful homes can be completely re-imagined into impressive family residences.

The accommodation currently offers the following:

**Ground Floor:** The entrance hall leads to both the sitting room and the kitchen. The sitting room lies across the front of the property with the dining room and kitchen occupying the rear.

**First Floor:** The main bedroom sits to the front of the property with bedroom two and the bathroom overlook the rear.

The property is set back from the main road behind its own small fore-garden and has pedestrian access to the rear. The rear garden is mostly laid to patio with close panel fencing to all boundaries.

**SUMMARY:** This property requires complete restoration to get back to its former glory. Those with more imagination could look to other properties in the road for inspiration and develop the house to its full potential. With so many possible 'visions' for the property, the owners have decided to let the public decide what it's worth to them. All interested parties need to submit a bid, to Hunters Estate Agents at 6 Caernarvon Court, Cheltenham, GL51 3JA before 12 noon on 01/05/2024.

Please call the Office in 01242 528500 for viewing times.

Tel: 01242 528500



- Two Double Bedroom Edwardian Semi-Detached House
- Sealed bids to be made before 12pm 01/05/2024
- First Floor Bathroom
- No Onward Chain
- Council Tax Band C | EPC Rating E

- Requires Complete Restoration/Development
- Two Reception Rooms
- Close to Central Leckhampton
- On Street Parking
- Tenure: FREEHOLD

#### Sitting Room

10'10" x 10'4" (3.31 x 3.17)

#### Dining Room

10'9" x 10'3" (3.29 x 3.14)

#### Kitchen

7'4" x 4'10" (2.26 x 1.48)

#### Bedroom One

15'7" x 10'9" (4.77 x 3.30)

#### Bedroom Two

10'9" x 10'4" (3.29 x 3.17)

#### Bathroom

7'3" x 4'9" (2.21 x 1.46)



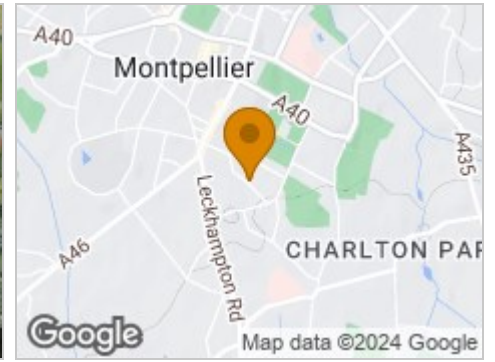
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>53</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.