

43 FAIRVIEW STREET,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 2JF



## 43 FAIRVIEW STREET

Located in a popular district within walking distance of Cheltenham town centre this beautiful Victorian town house retains a wealth of original features such as pretty fireplaces and cornicing. The accommodation is laid out over three floors and includes a kitchen/dining room, sitting room, four bedrooms and shower room.

- Spacious and beautifully light reception hall with two staircases leading to the upper and lower floors
- Sitting room with a deep sash window, ceiling cornicing & an attractive original cast iron fireplace
- Useful home office/occasional bedroom
- Impressive open plan 23' kitchen/dining room with double doors to the rear garden, and a ground floor cloakroom with white sanitary ware
- Three well-proportioned bedrooms serviced by a newly refurbished first floor Shower room
- Pretty rear garden with steps down to the kitchen, raised plant borders, low maintenance AstroTurf lawn area seating area suitable for outside dining

Set back from a quiet residential street standing behind iron railings, 43 Fairview Street is a beautifully proportioned three storey Victorian townhouse forming part of a sought after district, close to Pittville Park, local amenities and Cheltenham town centre. The ground floor comprises of a lovely reception hall, off which is a sitting room with a feature fireplace, a second reception room, presently used as an office. The lower floor offers a cloakroom, an open plan kitchen/dining room with an original cast iron stove, whilst on the first floor there are three bedrooms and a newly fitted shower room.





### SITUATION

Fairview Street is a popular street situated within walking distance of a variety of amenities on Prestbury Road whilst the High Street and town centre are reachable on foot at a leisurely pace within five minutes. Pittville Park with its boating lake, historic Pump Rooms and children's play area are also within proximity. The area is fortunate to benefit from a good selection of children's nurseries, primary and secondary schools including Pittville School which again is within walking distance of the property whilst some of the finest countryside and views the town has to offer can be found nearby on Cleeve Hill deemed the highest point in the Cotswolds.

### GENERAL INFORMATION

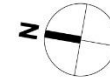
Services:  
Mains water, electricity, gas and drainage are connected to the property.


Local Authority:  
Cheltenham Borough Council: 01242 262626  
Council Tax Band: C - £1,821.90p.a (2022/23)  
EPC Rating: C

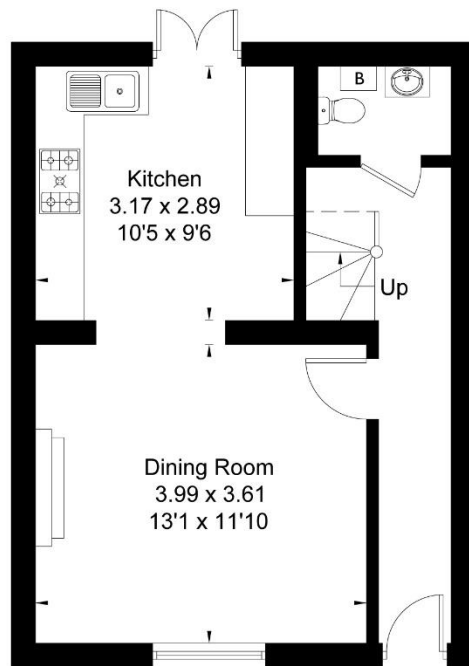
Viewing: Strictly by prior appointment through Charles Lear & Co. 01242 222722



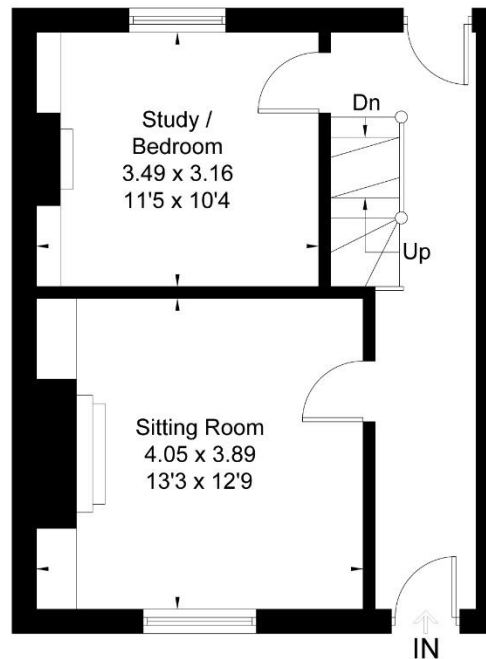
Approximate Area = 113.4 sq m / 1221 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)



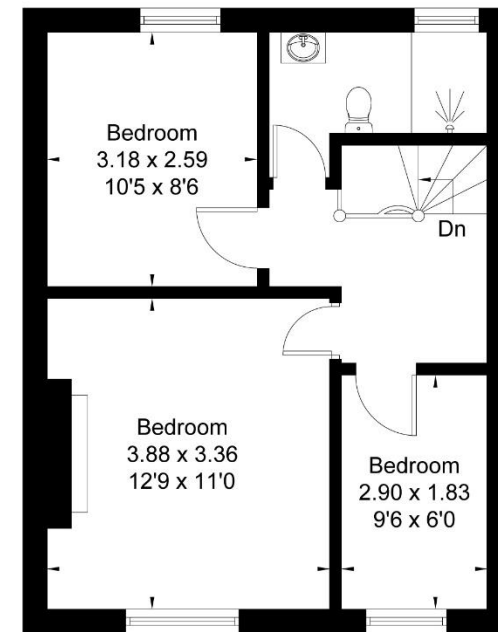
 = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



First Floor

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