



2 Victoria Place, Fairview, Cheltenham, Gloucestershire GL52 2ES

A fantastic Grade II listed property located conveniently for central Cheltenham with well-proportioned accommodation arranged over several levels. Briefly the accommodation offers two bedrooms, a well-appointed bathroom, fitted kitchen and good living space.





The front door opens into an entrance hall which has stairs to both the lower ground and first floor. To the front of the property is a sitting/dining room with a period styled fireplace and to the rear is a modern fitted kitchen.

Stairs from the entrance hall lead down to the lower ground floor which is used by the current owners as a sitting room and features a fireplace with a fitted wood burning stove. A door leads to a front cellar with is brick lined.

Stairs lead up from the entrance hall to a split level first floor landing of which is a well-appointed modern bathroom fitted with a white suite comprising separate shower, free standing double ended bath, W.C. and basin. To the front is the main bedroom which has built in wardrobes to one wall. Stairs rise to the second floor where the second bedroom is found and access to a good sized roof void which is boarded and provides useful storage.

Outside to the front is an enclosed garden and to the rear is a share pedestrian access leading onto Fairview Road.

The property is well presented throughout and features gas fired central heating to radiators.



## General

Services: All mains services are believed to be connected.

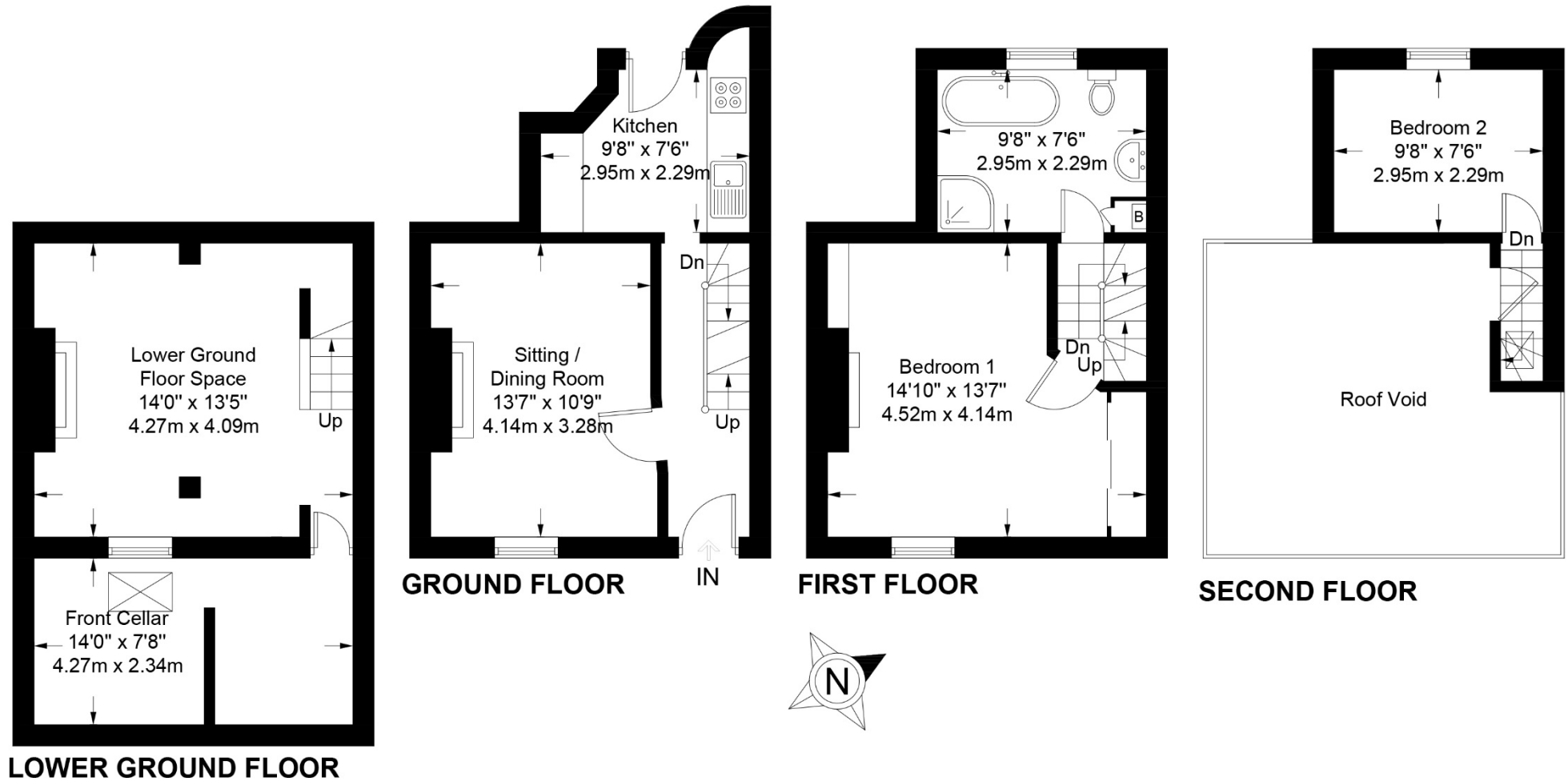
Local Authority: Cheltenham Borough Council.  
Council Tax: Band B.

EPC: Exempt - Grade II listed property.

Parking: There is a resident parking scheme in place.

Title Number: GR78547

PLEASE NOTE: The register of title discloses restrictive covenants relating to the property. Please contact our office for further details.



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 Approximate Gross Internal Area 970 sq ft / 90.1 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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