



136 Fairview Road, Fairview, Cheltenham GL52 2EU

A Grade II listed period town house presented in fair condition and providing further potential, located in a central position with the added benefit of an enclosed garden and large carport. Briefly comprising 3 bedrooms, sitting room, kitchen/breakfast room, utility, bathroom and lower ground floor room with kitchenette and shower room.





A substantial town house offering versatility located in a convenient central position.

The property is arranged over three floors. The main house features a entrance hall with staircases to both the first and lower ground floors. The sitting room is a good size as is the kitchen/breakfast room which features a hand crafted 'upcycled' kitchen believed to be from Mark Wilkinson. Additionally on the ground floor is a useful utility room and a bathroom. Upstairs are three bedrooms.

The lower ground floor is currently accessed via steps from the front garden. A door opens into a good sized room, with a kitchenette to one end and a separate shower room with W.C. basin and shower. Although currently blocked off the original staircase to the ground floor remains.

Outside to the rear is a 40' enclosed garden which has a paved area adjoining the property with lawn beyond. To the bottom of the garden is a good sized CARPORT - accessed from All Saints Road.

There is some double glazing and heating is gas fired to radiators.



General

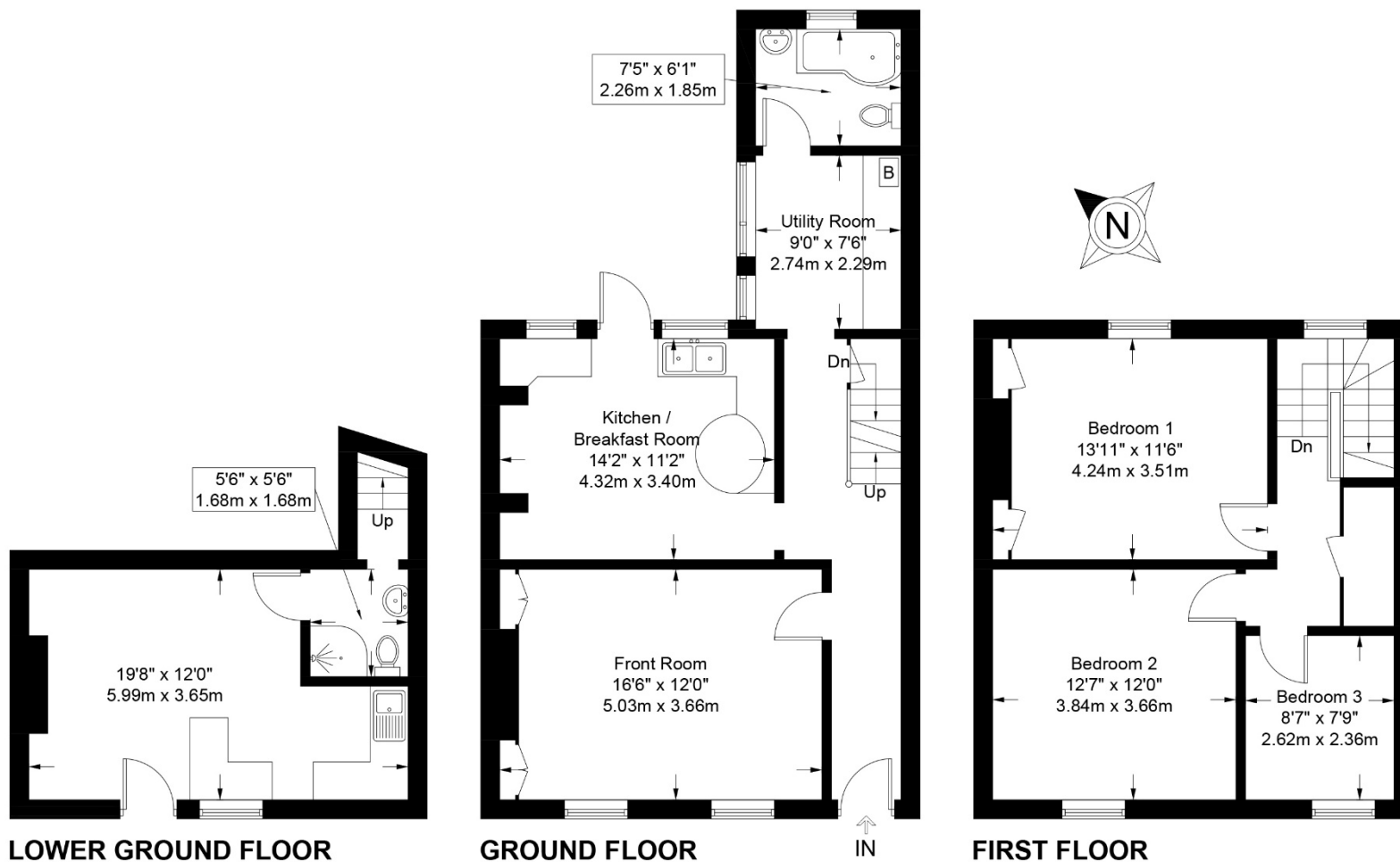
Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C.

EPC: Exempt - Grade II Listed Property.

Parking: There is on street resident permit car parking.



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 Approximate Gross Internal Area 1374 sq ft / 127.7 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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