

17 Fairview Road

Cheltenham, Gloucestershire



An extremely attractive, beautifully decorated home situated close to the town centre with parking and courtyard garden.



3-4



2



1

Summary of accommodation

Ground Floor: Open plan reception/kitchen/dining room | Cloakroom

First Floor: Two bedrooms | Family bathroom

Second Floor: Principal bedroom with ensuite shower room and private balcony | Study/bedroom 4

Outside: Garden | Gated allocated parking



Situation

(Distances and times are approximate)

Cheltenham is a Regency Spa town renowned for its fine architecture and famous gardens.



It has many reputable schools including Cheltenham Ladies College, Cheltenham College, Dean Close and Pate's Grammar School.



The town also has an eclectic mix of quality shops, bars and restaurants, theatres and cinema and plays host to many sporting events and festivals.



The Property

A stunning 3-4 bedroom, 2 bathroom home built in 2018 by renowned developer Crest Nicholson.

This modern and extremely stylish house is arranged over three floors. As you enter the house there is a bright and airy open plan reception/kitchen/dining room with bi-folding doors on to the back garden. In the kitchen there is an impressive range of floor mounted units and appliances, a large central Quartz Island and an abundance of storage and Quartz work top space. The appliances are a mixture of Neff and Bosch. In the living area there is an electric fireplace and cosy seating area.

Upstairs on the first floor there are two good size bedrooms, one of which is currently used as a living room and a family bathroom.

On the second floor the spacious principal bedroom has an ensuite shower room, private balcony with far reaching views and plenty of storage. Also, on this floor there is an additional smaller bedroom/study.



Outside

Outside to the rear the south facing garden is a sun trap and offers a perfect space for outdoor entertaining. The property also benefits from one designated gated parking space, providing a secure and hassle-free parking option.

Property Information

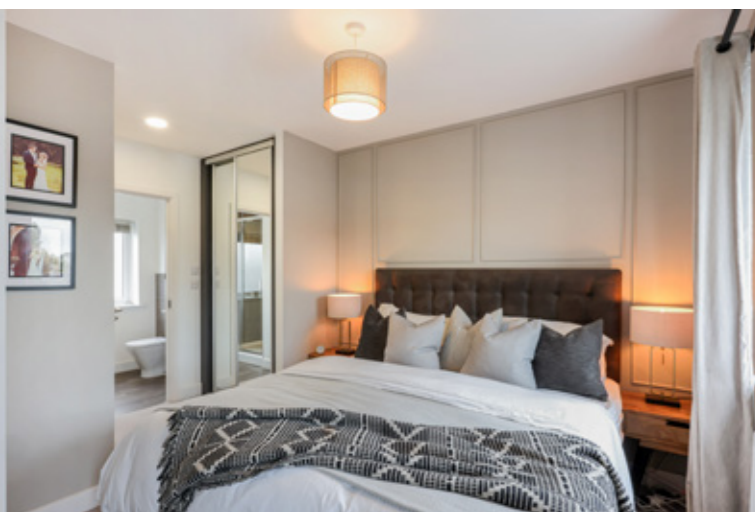
Tenure:
Freehold

Council Tax:
Band D

EPC:
B

Postcode:
GL52 2AD

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

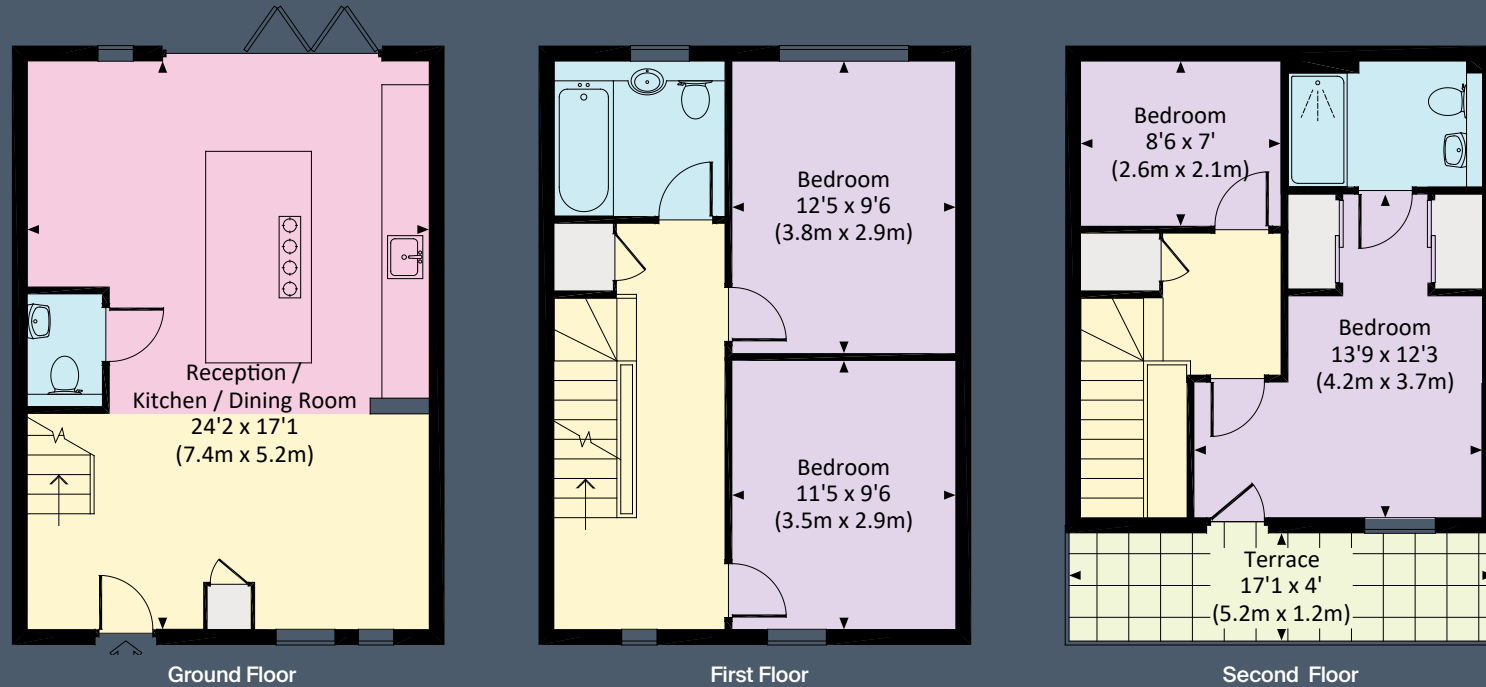


Approximate Gross Internal Floor Area

Total Area: 1076 sq m / 1,158 sq ft.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
123 Promenade
Cheltenham
GL50 1NW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Nick Chivers
01242 246950
nick.chivers@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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