

**CR**  
**COOK**  
Residential

01242 500 259  
[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- WELL PRESENTED GRADE II LISTED PROPERTY
- TWO SPACIOUS BEDROOMS
- PERIOD FEATURES INCLUDING LOG BURNER
- REAR ACCESS TO PROPERTY
- COMMUNAL GARDEN
- WITHIN EASY REACH OF TOWN CENTRE

Offers in Excess of £300,000

**Victoria Place**

**Fairview**

**GL52 2ES**

# Victoria Place, Fairview

Ideally located within the sought-after area of Fairview and boasting easy access to the town centre, local amenities, and Pittville Park, this attractive two-bedroom period home is within a permit parking zone. Arranged over four floors and well presented, this grade II listed terraced house enjoys character and charm.

The entrance hall has wood effect flooring that flows into the dining room, stairs to the first floor and the living room on the lower ground floor, and doors leading to the dining room and kitchen on this level.

The dining room looks out to the front of the property and offers a feature fireplace with a wooden surround and bespoke fitted shutters on the window.

Positioned to the rear of the property and benefiting from a stable door leading to the shared courtyard garden is the kitchen comprising tiled flooring, a range of fitted wall and base units, a wine rack, wood effect worktops, and a sink unit with a mixer tap. There is space for a washing machine and fridge with fitted appliances, including a double oven, gas hob, and chimney hood.

The living room on the lower ground floor has wood effect flooring and a window out to the front of the property. There is also a feature fireplace with an inset wood-burning stove, and the door gives access to a useful storage room.

On the first-floor landing, neutral carpeting flows into the bedroom and up to the second floor. Bedroom one is a generous double and benefits from built-in wardrobes with mirrored sliding doors along one wall and an ornate cast iron feature fireplace.

The bathroom offers a stylish design with dark tones contrasting well against the white suite. There is tiled flooring, partly tiled walls, and a heated towel rail. The suite comprises a double corner shower unit, a bath with a handheld shower attachment, a low-level WC, and a basin.



*Passionate About Property...*



On the second floor, bedroom two offers views out to the rear with room for bedroom furniture and storage. There is also a walk-in loft room on this level that offers good storage space. Please note there is some restricted head height.

This lovely property benefits from gas central heating and access to the rear courtyard garden shared between three houses.

Tenure-Freehold  
Council-B

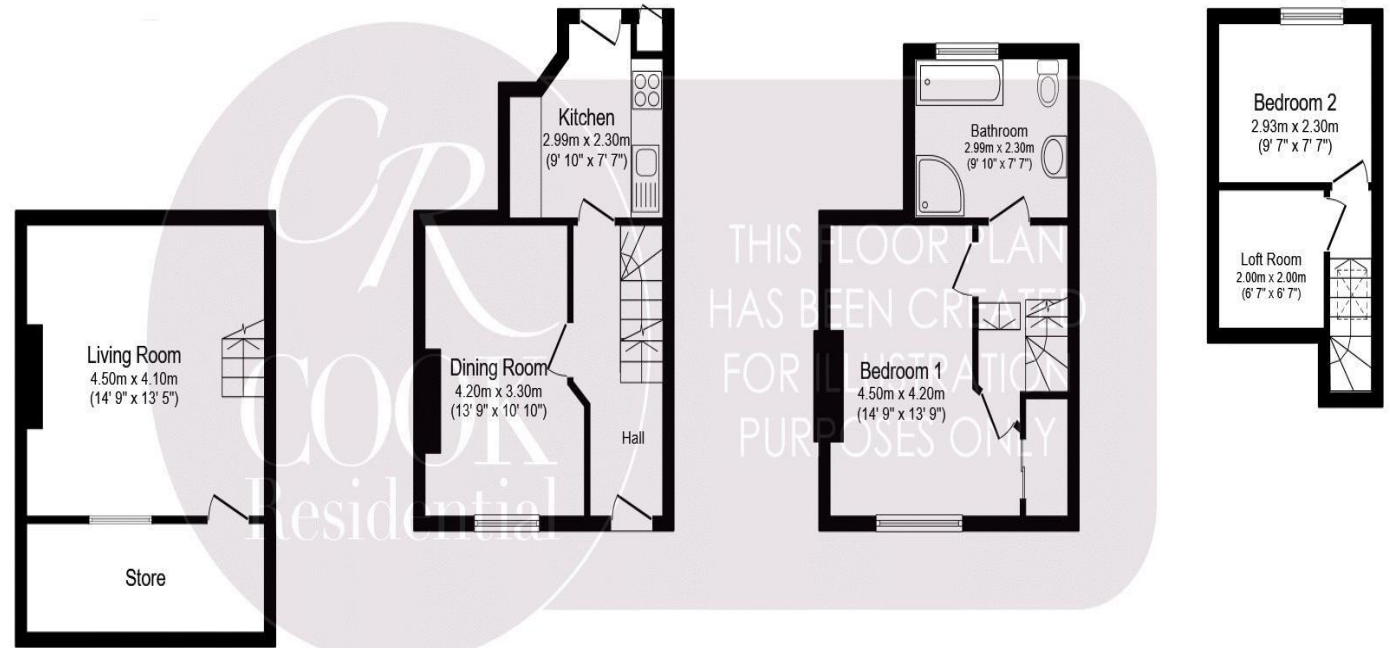
Fairview is a pretty area situated between Pittville and the town centre. According to maps in Cheltenham Library, Fairview was part of an expansion of the town onto former farmland in the early nineteenth century. Much of its housing is a mix of late Regency and Victorian. Fairview also boasts the fantastic Kemble Brewery Inn pub which is positioned on Fairview Street and is a local's favourite.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

*Passionate About Property...*



**NO EPC REQUIRED**  
(GRADE II LISTED PROPERTY)



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com