

**CR**  
**COOK**  
Residential

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- NO ONWARD CHAIN
- WALKING DISTANCE TO TOWN CENTRE
- RECENTLY REDECORATED THROUGHOUT
- THREE BEDROOMS
- THREE BATHROOMS
- GARDEN WITH SIDE ACCESS

Guide Price £315,000  
**Columbia Street**  
**Fairview**  
**GL52 2JR**

## Columbia Street, Fairview, Cheltenham, GL52 2JR

Discover this redbrick-linked detached house with No Onward Chain, ideally located just a short stroll from the town centre and popular Pittville Park.

The property features three spacious bedrooms, three bathrooms, and a kitchen/breakfast room. Enjoy the benefits of an enclosed garden with side access, gas central heating, and double glazing throughout.

The property offers well-appointed accommodation across two floors. Two staircases lead to the first-floor landing, which features three spacious bedrooms, a bathroom, and a separate shower room.

On the ground floor, you are welcomed by an entrance hall leading to a living room, a separate dining room, a fitted kitchen/breakfast room, a separate reception room (ideal for those wanting an office, or additional downstairs bedroom), and there is a convenient downstairs shower room.

This redbrick terraced property offers many period features, including exposed wooden floorboards and feature fireplaces. Further benefits include gas-fired central heating and double glazing.

*Passionate About Property...*



The enclosed garden with side access offers a private outdoor space, perfect for relaxing or entertaining.

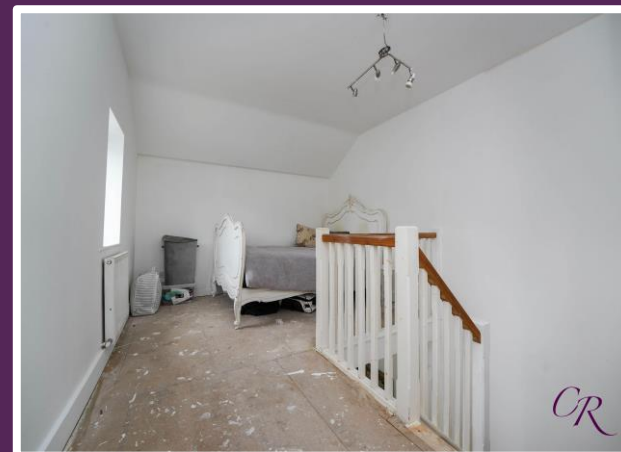
**Tenure:** Freehold

**Council Tax Band:** C

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 favourite.

All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

*Passionate About Property...*

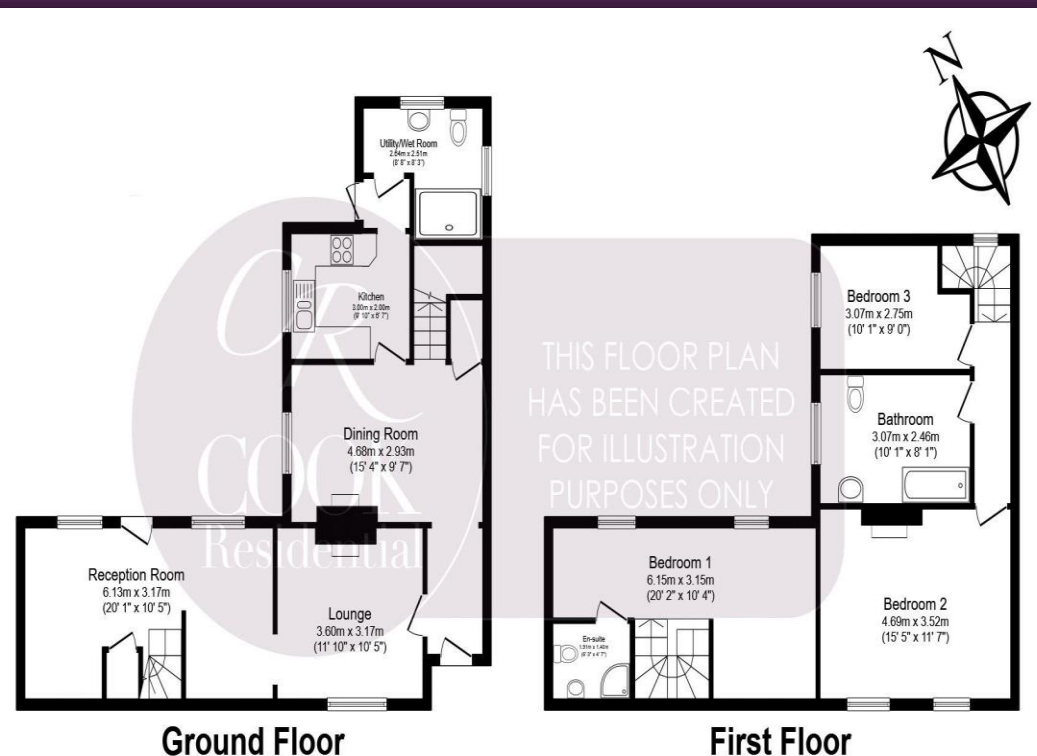


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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



Total floor area 127.8 m<sup>2</sup> (1,375 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](http://www.focalagent.com)