

CR COOK Residential

01242 500 259

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- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LECKHAMPTON LOCATION

Guide Price £345,000

Fairhaven Street

Leckhampton

GL53 7PL

Fairhaven Street, Leckhampton, Cheltenham, GL53 7PL

Cook Residential is delighted to present this charming two-bedroom home in Cheltenham's highly sought-after Leckhampton district. Boasting a blend of period features and modern updates, this property offers spacious living areas and a private rear garden. This home is offered for sale with No Onward Chain.

Sitting/Dining Room: Upon entering through the porch, you are greeted by an open-plan sitting and dining area with front-aspect views. The room benefits from wooden flooring, integrated shelving, and storage cupboards. With ample space for a dining table, it is perfect for entertaining and relaxing.

Kitchen: The modern kitchen is accessed from the dining area. It features white wall and base units, white countertops, and a range of appliances, including an electric hob, oven, and extractor hood. There is also a built-in fridge freezer, a sink with a mixer tap, and space for a washing machine.

Bathroom: The stylish bathroom, which offers a bath with shower over bath, WC, sink, and heated towel rail, completes the ground floor. The neutral décor and modern finishes give the bathroom a clean and contemporary feel.

Bedrooms: Upstairs, the landing leads to two spacious double bedrooms. Bedroom One boasts a feature Victorian fireplace, two built-in wardrobes, and carpeted flooring, providing a cosy yet elegant atmosphere. Bedroom Two, positioned at the rear of the property, is also carpeted and offers lovely views of the garden.

Garden: To the rear, the enclosed garden is inviting. It features a grassed lawn and a paved patio, ideal for outdoor dining and relaxation. The garden provides plenty of privacy and is a beautiful extension of the home.

Passionate About Property...



Tenure: Freehold
Council Tax Band: C

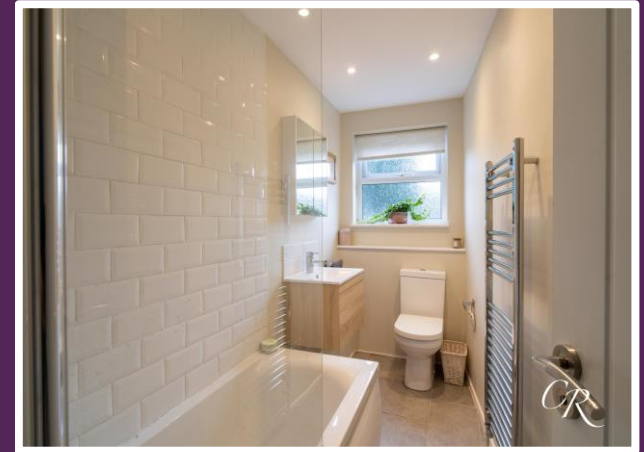
Leckhampton is a popular area within Cheltenham, offering easy access to a range of local amenities, including shops, schools, and parks. Cheltenham itself is a vibrant Regency Spa town renowned for its festivals, such as the Cheltenham Literature and Jazz festivals and the famous Cheltenham Gold Cup.

A viewing is highly recommended to appreciate all that this delightful property has to offer fully.

All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

