

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- THREE BEDROOM SEMI DETACHED HOME
- WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- CUL-DE-SAC LOCATION
- CONSERVATORY
- ENCLOSED REAR GARDEN
- INTERNAL GARAGE

Guide Price £365,000

All Saints Terrace

Fairview

GL52 6UA

All Saints Terrace, Fairview, Cheltenham, GL52 6UA

Cook Residential is delighted to present this three-bedroom semi-detached property, conveniently situated within walking distance to the Town Centre to local amenities and transport links. This inviting home boasts a bright conservatory, a spacious sitting/dining room, an integral garage, and a low-maintenance garden – ideal for family living.

Upon entering, the hallway provides access to the kitchen, sitting/dining room, and garage, creating an easy flow for everyday living.

Sitting/Dining Room: This spacious sitting/dining area is flooded with natural light, thanks to its direct access to the conservatory. The room features ample space for both lounging and dining, making it the perfect setting for gatherings with friends and family.

Conservatory: The conservatory extends the living space and offers views of the garden. Double doors lead out onto the patio, creating a seamless indoor-outdoor experience for entertaining or quiet relaxation.

Kitchen: The kitchen is fitted with a variety of wall and base units, providing plenty of storage. It features worktops, a sink with mixer tap, a built in dishwasher as well as oven, gas hob and cooker hood and space for a washing machine and fridge freezer.

Garage: The integral garage can be accessed externally, offering convenience for additional storage or secure parking.

Bedrooms: Upstairs, the landing leads to three bedrooms, each offering a bright and airy atmosphere. The main bedroom is a double bedroom, featuring a large window with a pleasant view. The second bedroom is also a double bedroom equally well-proportioned, while the third is a single bedroom and would also make a perfect office or nursery.

Bathroom: The family bathroom is fitted with a shower over bath, WC, and wash basin, creating a comfortable space for the entire household.

Enclosed Rear Garden: The garden is easy to maintain, with a patio area ideal for outdoor seating. A perfect spot to enjoy summer days and outdoor dining.



Passionate About Property...

A viewing is recommended to fully appreciate the space and layout of this property.

Tenure: Freehold

Council Tax Band: D

Cheltenham is a beautiful Regency Town, famous for its many festivals including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. These festivals bring the town to life and offer a vibrant cultural experience for residents. In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools. The town centre itself boasts a variety of local and high street shops, eateries, bars and art galleries attracting visitors from far and wide.

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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		

