



**Fairhaven Street, Leckhampton, Cheltenham, GL53**  
**£375,000**

**ADAM  
HALLIWELL**  
property

**exp** UK



**Property Type:** Terraced House

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

An smartly presented two-bedroom terraced house in a highly sought-after Cheltenham location, offering two reception rooms, a light kitchen with utility, a refitted bathroom, a south-facing garden with gated rear access, and easy walking distance to Naunton Park, Naunton Park Primary School and Bath Road amenities, with no onward chain.

- Highly sought-after Cheltenham location
- No onward chain, great for buyers
- Recent upgrades by current owner
- South-facing rear garden with rear access
- Two well-proportioned double bedrooms
- Two separate ground floor reception rooms
- Light kitchen with pantry, utility area
- Refitted bathroom with shower-bath
- Five-minute walk to Naunton Park Primary
- Short walk to Bath Road amenities

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This smartly presented two-bedroom terraced house is for sale in the highly sought-after Leckhampton area of Cheltenham, well placed for local amenities, schools and a local park.

The ground floor offers two reception rooms: a dining room to the front and a living room overlooking the south-facing rear garden. The property benefits from a good-sized kitchen enjoying natural light, a useful step-in pantry and a practical utility area off the kitchen. The door here leads to the garden, which in turn has a couple of useful storage units on the back. There is access from the garden onto the rear lane. There is also a smartly refitted ground floor bathroom features a shower over the bath.

Upstairs, there are two double bedrooms, both well proportioned. The house is fitted with majority sash-style uPVC windows. The property is offered with no onward chain, suiting first time buyers, families and investors.

The location is particularly convenient. Naunton Park Primary School is approximately a five-minute walk away, and the open green space of Naunton Park itself is also within easy reach, popular for walking and recreation. Bath Road is around a six-minute walk, providing a range of independent shops, cafés, pubs, restaurants and everyday services.

Cheltenham town centre is accessible on foot or by local bus services, offering further shopping, leisure and cultural facilities, including the well-known festivals. For rail travel, Cheltenham Spa station provides services to destinations such as Bristol, Birmingham and London; journeys to Bristol Temple Meads typically take around 40–50 minutes, to Birmingham New Street around 45–60 minutes, and to London Paddington from approximately 2 hours, depending on the service. Road links via the A40 and A435 connect to the wider region.

Overall, this two-bedroom terraced house for sale combines an immaculate interior with a south-facing garden and a position close to schools, parks and Bath Road amenities, in a consistently popular part of Cheltenham.







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Total floor area: 80.4 sq.m. (866 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)