

TG

SALES & LETTINGS



Fairfield Avenue, Leckhampton
Cheltenham GL53 7PN

£450,000

- *****No Onward Chain*****
- Family Home in Desirable Location
- Extended to the ground floor
- Bay Fronted Lounge
- Kitchen/Dining/Family Room
- Close to all Local Schools
- Walking Distance to Bath Road
- Scope to Extend Further

The Property

Located near the bottom of the popular Fairfield Avenue, this spacious three-bedroom home is offered for sale with No Onward Chain.

The extended accommodation includes entrance porch; hallway; cloakroom; living room to the front with a feature bay window; and a separate kitchen/dining/family room with a central island.

A separate Utility room and double doors to the rear garden complete the ground floor.

The first floor: - is made up of three bedrooms and a family bathroom. Bedroom one boasts far reaching views up to Leckhampton Hill.

Outside, there is a low maintenance frontage enclosed by walling. The enclosed rear garden is mainly laid to lawn with a paved patio area and gated side access.

Situated just off Leckhampton Road offering a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including Naunton Park Primary, Leckhampton Primary and The High School Leckhampton all within walking distance.

To fully appreciate this fantastic example of a family home in one of Cheltenham's most desirable locations, call us today to arrange a viewing.



Situation

The parish of Leckhampton is situated to the south of Cheltenham. The parish has easy access to Cheltenham by foot, bicycle, car and bus and good access to services. It is a largely residential parish and borders the Cotswolds AONB and Leckhampton Hillscarp which are popular walking destinations for local residents and people from further afield. There is a thriving shopping centre in the Bath Road as well as supermarkets within easy reach and local shops on Leckhampton Road.

Directions

SATNAV postcode GL53 7PN

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





TG
SALES & LETTINGS

Approximate total area⁽¹⁾
51.3 m²
553 ft²

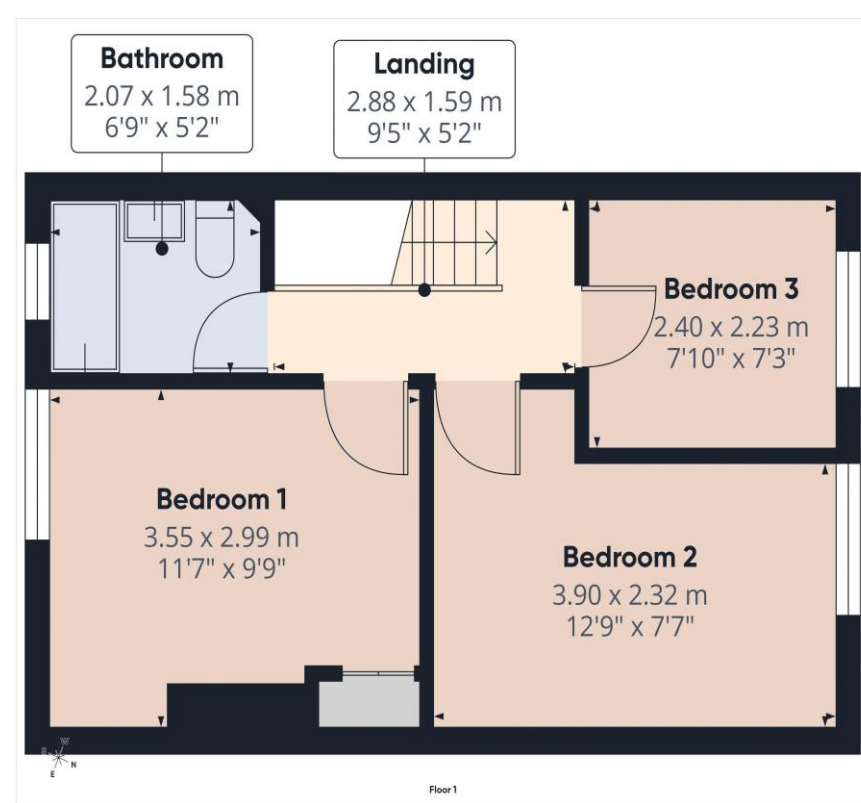
Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



TG
SALES & LETTINGS

Approximate total area⁽¹⁾
32.3 m²
347 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



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

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.