

**TG**

SALES & LETTINGS



Fairfield Avenue, , Cheltenham  
Gloucestershire 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.**

### **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**





Approximate total area<sup>(1)</sup>  
51.3 m<sup>2</sup>  
553 ft<sup>2</sup>

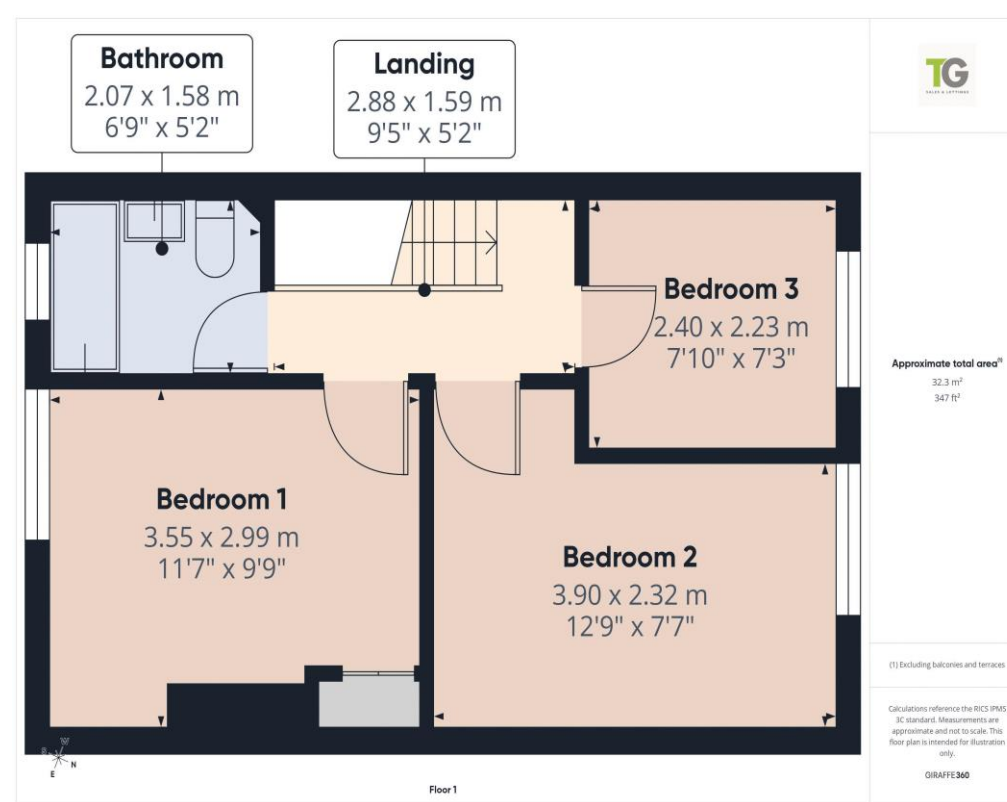
Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(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.

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Approximate total area<sup>(1)</sup>  
32.3 m<sup>2</sup>  
347 ft<sup>2</sup>

(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.

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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		

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