

Duke Street, Fairview, GL52 6BS

Guide Price £425,000







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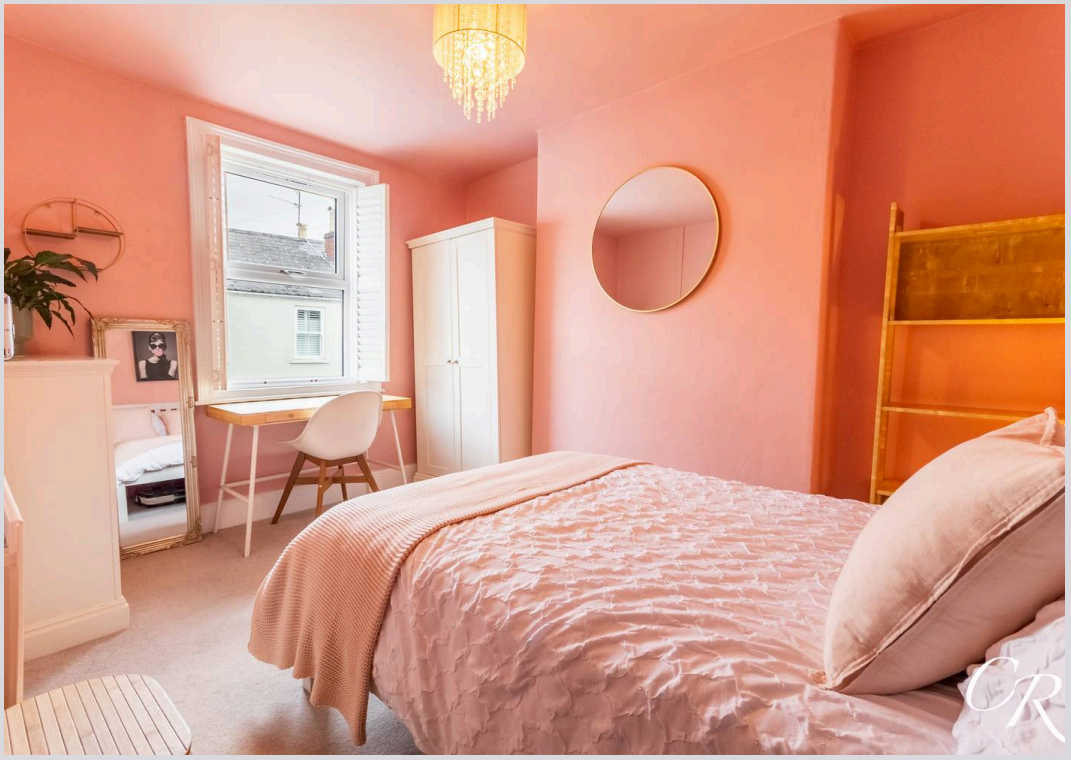
A charming three-bedroom period home arranged over three floors, comprising a sitting room, dining room, kitchen/breakfast room, bathroom, basement and a landscaped rear garden. No onward chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three-Bedroom Period Home
- Sitting Room With Wood-Burning Stove
- Separate Dining Room With Original Floorboards
- Landscaped Rear Garden With Outdoor Bar
- Popular Fairview, Cheltenham Location









Cook Residential is delighted to present this charming three-bedroom period home on Duke Street, in the popular Fairview area of Cheltenham. Arranged over three floors, the home combines period character with a stylish modern kitchen. The ground floor has an entrance hall, a sitting room, a dining room, a kitchen/breakfast room and a bathroom. Upstairs there are three bedrooms. A versatile basement room adds further space, and outside is a landscaped rear garden made for entertaining.

Entrance Hall: An arched front door opens into the entrance hall, which leads to the sitting room and dining room. Stairs rise to the first floor, and further stairs lead down to the basement.

Sitting Room: A bright, welcoming reception room at the front of the property, with plantation shutters to the window. A wood-burning stove set on a slate hearth forms the centrepiece. A wide opening leads through to the dining room.

Dining Room: A characterful space with original exposed floorboards, a panelled feature wall and a radiator cover. There's plenty of room for a family dining table. A bi-fold door opens into the kitchen.

Kitchen/Breakfast Room: A stylish, contemporary kitchen fitted with grey gloss handleless wall and base units, quartz-effect worktops, metro-tiled splashbacks, under-cabinet lighting and plinth lights. A peninsula with a breakfast bar and a white composite sink makes a sociable spot for casual dining. Appliances include an integrated Neff oven, an induction hob, a stainless steel chimney extractor hood and an integrated fridge freezer, with a further bank of tall units housing a built-in oven and coffee machine. Recessed spotlights and French doors opening onto the garden fill the room with light.

Bathroom: Located off the kitchen and comprising a P-shaped bath with a shower over and a curved glass screen, a wall-hung wash basin and a low-level WC. The bathroom has tiled walls and flooring, a heated towel rail and an obscured window.

Basement: A useful basement with a window, a radiator and alcoves either side of the chimney breast, providing valuable additional space.

Landing: A bright landing with a window to the rear, giving access to all three bedrooms.

Bedroom One: A generous double bedroom at the front of the property, with a large sash-style window fitted with plantation shutters that let in plenty of natural light. A chimney breast with an alcove beside it adds period character. The room has carpeted flooring, a radiator and ample space for bedroom furniture.

Bedroom Two: A well-proportioned double bedroom overlooking the rear, with a sash-style window looking out across the surrounding rooftops. The room has a patterned feature wall, carpeted flooring and two radiators, with comfortable space for a double bed and wardrobes.

Bedroom Three: A single bedroom at the front of the property, with a window fitted with plantation shutters and a patterned feature wall. The room has coving, carpeted flooring and a radiator, and is versatile enough to work as a bedroom, nursery or home office.

Garden: The rear garden has been landscaped with entertaining in mind, and its standout feature is a timber outdoor bar with a hinged serving hatch and a bar counter. It's perfect for summer evenings and hosting friends. Next to the kitchen, a porcelain-paved patio provides plenty of room for outdoor seating. Beyond this, a low-maintenance artificial lawn is flanked by raised sleeper beds and leads to a raised decked seating area beneath a pergola at the far end. The garden is enclosed by fencing and a characterful brick wall.

Parking: Parking: Permit parking is available on street (zone 15) by applying through Gloucestershire County Council.

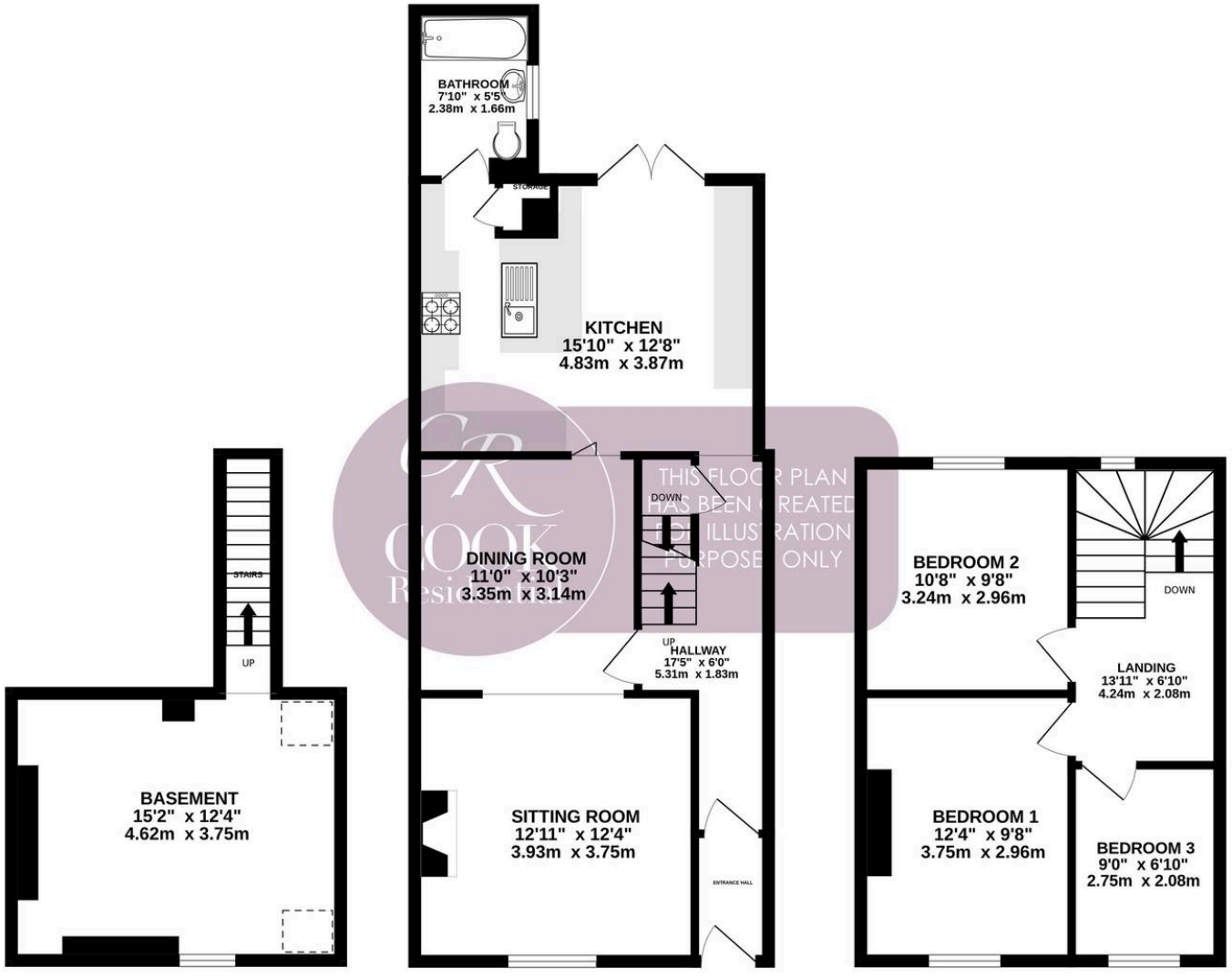
Location: Duke Street is in the popular Fairview area of Cheltenham, a well-established residential neighbourhood known for its period homes and community feel. Local shops and amenities are close by, and Pittville Park is within easy reach. Cheltenham town centre is within walking distance and offers an excellent range of shopping, dining and leisure facilities, as well as the town's renowned cultural festivals. Cheltenham Spa railway station offers direct services to London and other major cities, and the A40 and M5 provide convenient road links.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

BASEMENT
204 sq.ft. (18.9 sq.m.) approx.

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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