



5 Prospect Terrace, Fairview Street, Cheltenham, Gloucestershire GL52 2JG

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A charming two-bedroom period townhouse tucked away in a peaceful no-through pedestrian walkway just moments from Fairview's excellent local amenities, Cheltenham town centre and transport links. CHAIN FREE SALE.





Situated within a quiet pedestrian walkway in the ever-popular Fairview district, this attractive period townhouse offers an excellent opportunity for first-time buyers, professionals or investors seeking a home within easy reach of Cheltenham town centre and its wide range of amenities.

The property is entered via a welcoming entrance hall with staircase to the first floor an arched opening leading into the impressive double reception room. This bright, dual-aspect living space enjoys windows to both the front and rear elevations and is naturally divided into a comfortable sitting area featuring an fireplace surround, coved ceiling and built-in storage to the chimney breast recess. To the rear, the dining area provides ample space for entertaining and benefits from an additional built-in storage cupboard, coved ceiling and a generous under-stairs cupboard which is currently ideal for use as a home office or study space.

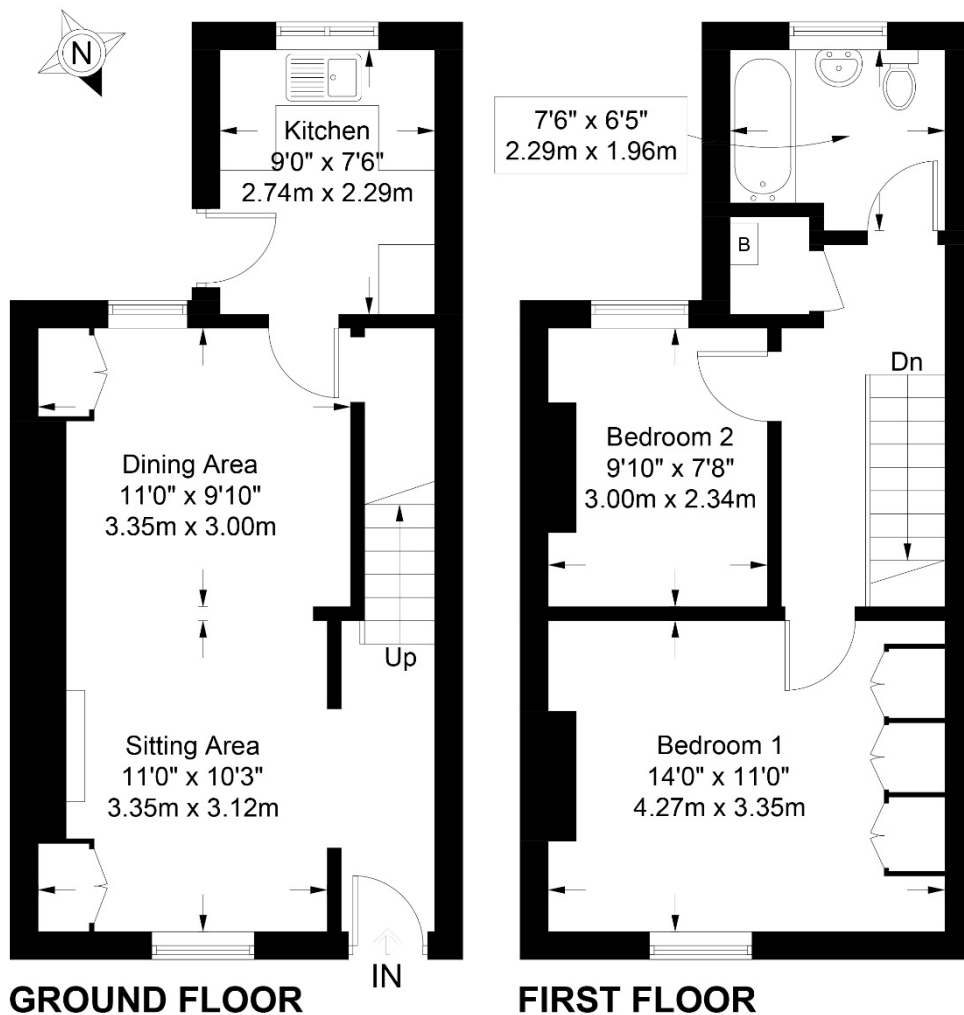
The fitted kitchen offers a range of base and wall-mounted units with complementary work surfaces, plumbing for a washing machine, radiator, double glazed rear window and a double glazed door providing access to the garden.

On the first floor, the landing includes a large storage cupboard and loft access. Bedroom one is a generous double room overlooking the front with painted wooden floorboards and an wall of fitted double wardrobes. Bedroom two is another well-proportioned bedroom overlooking the rear garden.

The family bathroom is fitted with a white suite comprising a bath with rainfall shower over, wash hand basin and WC. The room is complemented by partially tiled walls and a double glazed rear window.

Outside, the property enjoys an enclosed rear garden measuring approximately 13ft x 14ft, featuring raised flower beds and providing an ideal space for relaxing, entertaining or enjoying low-maintenance outdoor living.





Location

Fairview is one of Cheltenham's most desirable residential areas, renowned for its friendly community atmosphere and excellent convenience. The property is within walking distance of local shops, cafés, supermarkets, parks and schools, while Cheltenham town centre, the Brewery Quarter, Pittville Park and Cheltenham Spa railway station are all easily accessible, making this an ideal home for commuters and those seeking a vibrant town lifestyle.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band B

EPC: D

Parking: Permit car parking in Fairview Street.

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Approximate Gross Internal Area 756 sq ft / 69.3 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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