

# PerryBishop

PROPERTY MADE PERSONAL

**Fairhaven Street**, Leckhampton, Cheltenham, Gloucestershire GL53 7PL



Period house • Fantastic location • Two reception rooms • Two bedrooms • Lovely garden with rear access • Upstairs bathroom and ownstairs WC • EPC D



## Fairhaven Street,

Leckhampton, Cheltenham, Gloucestershire GL53 7PL

### Key Features



2  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

A charming period mid-terrace house in a sought-after town location. This delightful property boasts well presented accommodation offering ample living space for a growing family or professionals.

The well-maintained garden provides a peaceful retreat and is perfect for outdoor entertaining. The property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those looking for convenience and comfort.

With its traditional features and modern touches, this home offers the perfect blend of character and functionality. Don't miss the opportunity to make this charming property your own.

Contact us today to arrange a viewing and secure your place in this desirable town location.

### Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

### Amenities

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham town centre, and often first on buyers' lists. Bath Road, which has an excellent collection of local shops, including a delicatessen, butchers, greengrocers, and bakers, together with pubs, cafes and restaurants, offers a wide range of catering for all tastes. The area has several excellent primary schools, good bus services to the Town Centre and plenty of attractive parks and playing fields. There is also a quick and easy access to the M5 and the A417 to Swindon via the nearby Brockworth bypass.

### Directions

Leave our offices in Bath Road heading out of town. At the roundabout by The Norwood Arms bear left into Leckhampton Road. Take your 4th turning left into Fairfield Avenue, continue along to the end of the road turning left into Fairfield Walk and then first right into Fairhaven Street - the property will be found on the right hand side.

What3Words: ///tulip.pitch.people

### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.





**Local Authority**

Cheltenham Borough Council

Council Tax Band B

**Our reference**

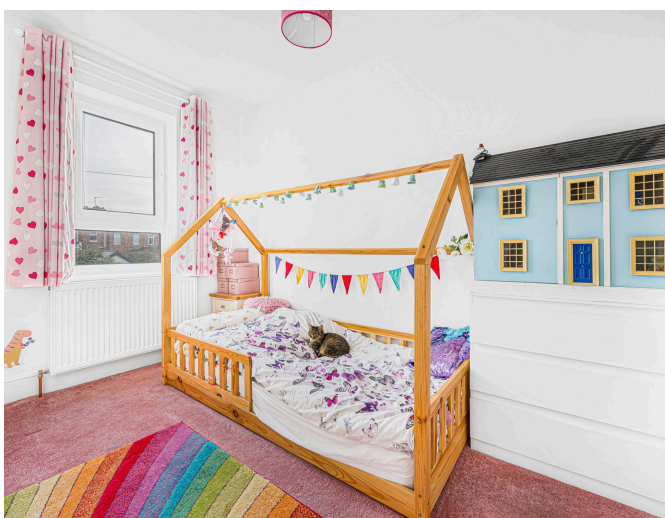
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**We'd love to hear from you**

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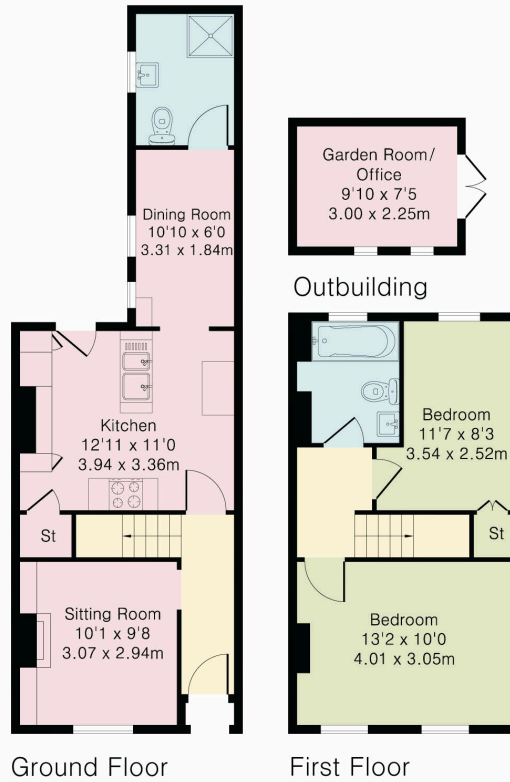


**Approximate Gross Internal Area 828 sq ft - 77 sq m**

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 326 sq ft – 30 sq m

Outbuilding Area 73 sq ft – 7 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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