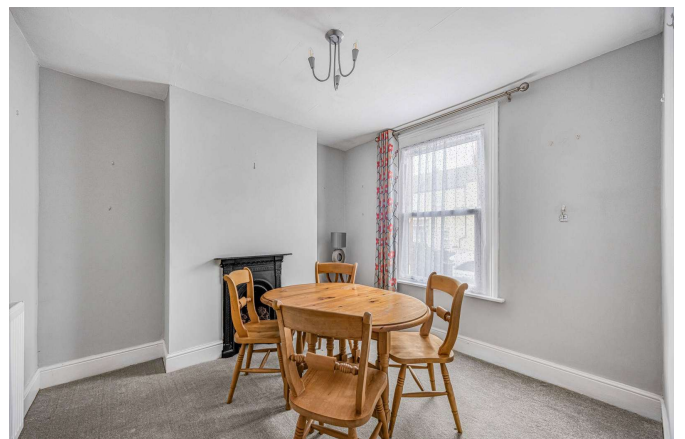


PerryBishop

PROPERTY MADE PERSONAL

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



- Highly regarded Leckhampton location
- Offered with no onward chain
- Two reception rooms
- Kitchen with pantry and utility area
- Refitted ground floor bathroom
- EPC D

Fairhaven Street

Leckhampton

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A two-bedroom terraced home set within a highly regarded Leckhampton location, offering balanced accommodation, a south-facing rear garden and the benefit of no onward chain.

The property is arranged over two floors and provides a practical layout suited to a range of buyers.

The ground floor begins with a dining room to the front of the property, while to the rear a comfortable sitting room overlooks the garden. Beyond this is a light and well-arranged kitchen, which benefits from a useful pantry and adjoining utility space, with direct access out to the garden. A refitted bathroom completes the ground floor.

Upstairs, the first floor provides two well-proportioned double bedrooms.

Externally, the property benefits from a south-facing rear garden, offering a patio along with useful storage and rear access.

A well-located home within easy reach of Bath Road amenities, Naunton Park and Cheltenham town centre.

Amenities

Leckhampton is a well-established residential area located to the south of Cheltenham town centre, known for its strong community feel and excellent everyday amenities. The area offers a practical and popular setting for a wide range of buyers, combining town convenience with access to open spaces and countryside.

Along Bath Road there is a varied and well-regarded selection of independent shops and services, including a delicatessen, butchers, greengrocers and bakers, together with a range of cafés, pubs and restaurants. Leckhampton also benefits from several parks, playing fields and green spaces, making it well suited to families and those who enjoy an active lifestyle.

The area is particularly well served for education, with Leckhampton High School and the highly regarded Balcarras School, along with a number of established primary schools nearby. Regular bus services provide easy access to Cheltenham town centre, while road links offer convenient routes to the A417, M5 and towards Swindon and Bristol via the Brockworth bypass.

Overall, Leckhampton offers a balanced combination of local amenities, schooling and connectivity, making it a consistently popular location within Cheltenham.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.





Directions

From the Perry Bishop office on Bath Road, head south and turn left onto Naunton Parade. Continue straight onto Exmouth Street and follow the road as it becomes Fairfield Parade.

Turn right onto Fairhaven Street, where the property will be found, identified by a Perry Bishop for sale board.

What 3 Words: **quite.reason.hosts**

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cheltenham Borough Council
Council Tax Band - C

Our reference

CHE260183
14th April 2026

We'd love to hear from you

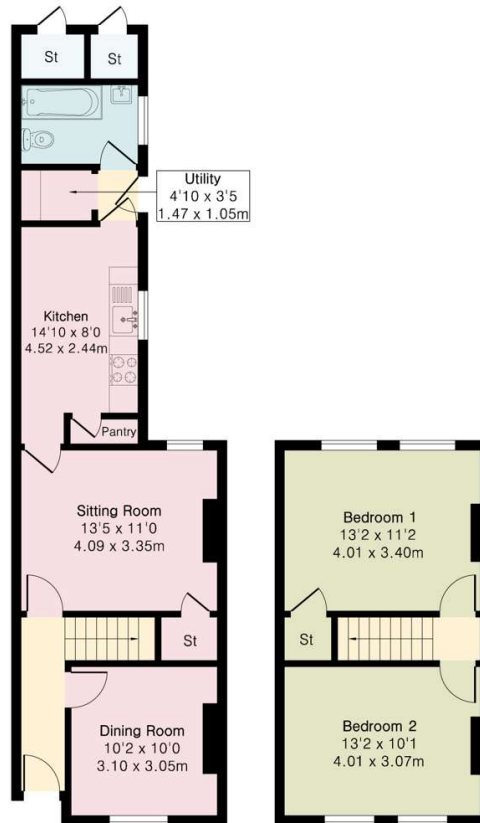
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 865 sq ft - 81 sq m

Ground Floor Area 544 sq ft – 51 sq m

First Floor Area 321 sq ft – 30 sq m



Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **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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