



2 Bedroom Semi-Detached Cottage

£295,000 Freehold

25 Fairview Street
CHELTENHAM, GL52 2JF

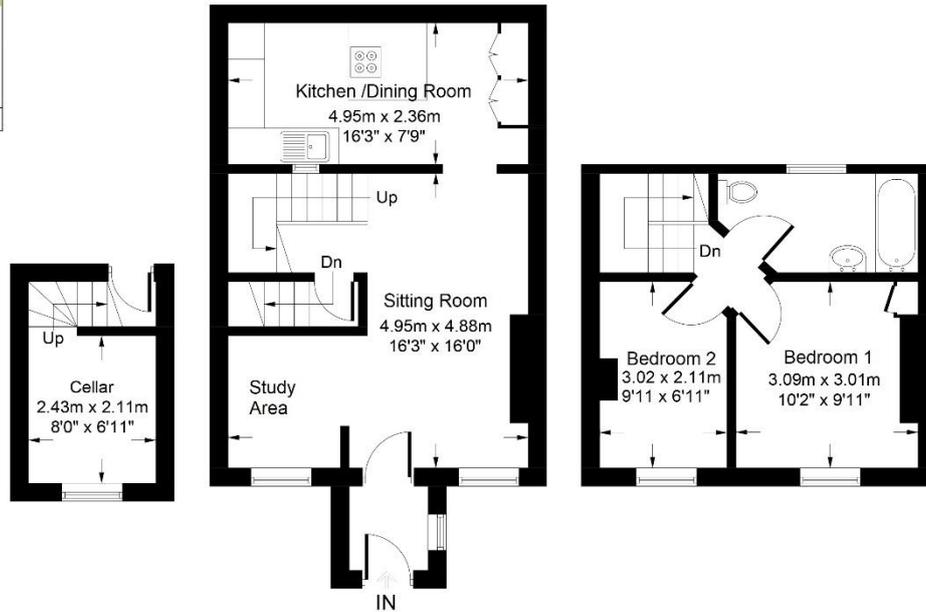


A charming Victorian semi-detached cottage tucked away well back from the road with a large frontage and off road parking

- entrance porch/lobby • sitting room with wood burner • adjoining study area • kitchen/dining room
- useful storage cellar/work room • 2 bedrooms • bathroom • gas central heating • generous landscaped private frontage • off road parking space for one car • residents' permit parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft
 Cellar = 7.1 sq m / 76 sq ft
 Total = 71.8 sq m / 772 sq ft



Cellar

Ground Floor

First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID673423)
 admin@connorandcompany.co.uk



Description

Believed to date from the 1830's, a delightful semi-detached cottage tucked away in a secluded position in Fairview Street just moments from the town centre. With the added bonus of an off road parking space, a gate alongside leads into the garden which has been thoughtfully landscaped offering plenty of space for al fresco dining, private seating areas and a useful storage shed. Entrance to the property is via a lobby with a door into a spacious sitting room featuring a wood burner and adjacent study area. At the rear of the cottage an extension has created a bright and spacious kitchen/dining room with a peninsular bar and Velux roof lights. Off the inner hall by the main staircase is a further staircase to a useful small storage cellar which could potentially convert into a compact home office. Upstairs there are 2 bedrooms and a bathroom. A unique secluded characterful home in the heart of Fairview.

Situation

Fairview Street is a small lightly used road very conveniently situated just a short stroll from the town centre. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for and there are excellent sporting facilities in and around the town. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.

Belmont Park Ltd trading as C J Hole Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that :

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract;
- (ii) No person in the employment of Belmont Park Ltd trading as C J Hole Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property