



CR
01242 500 259
COOK
Residential
FOR SALE

Tom Price Close, Cheltenham - GL52 2LE

Cheltenham

Guide Price £250,000

CR

59 Tom Price Close

Cheltenham, Cheltenham

Charming 2-bed home in Fairview near Cheltenham town centre. Private gardens, parking, open-plan living, and convenient amenities. Freehold.

Council Tax band: B

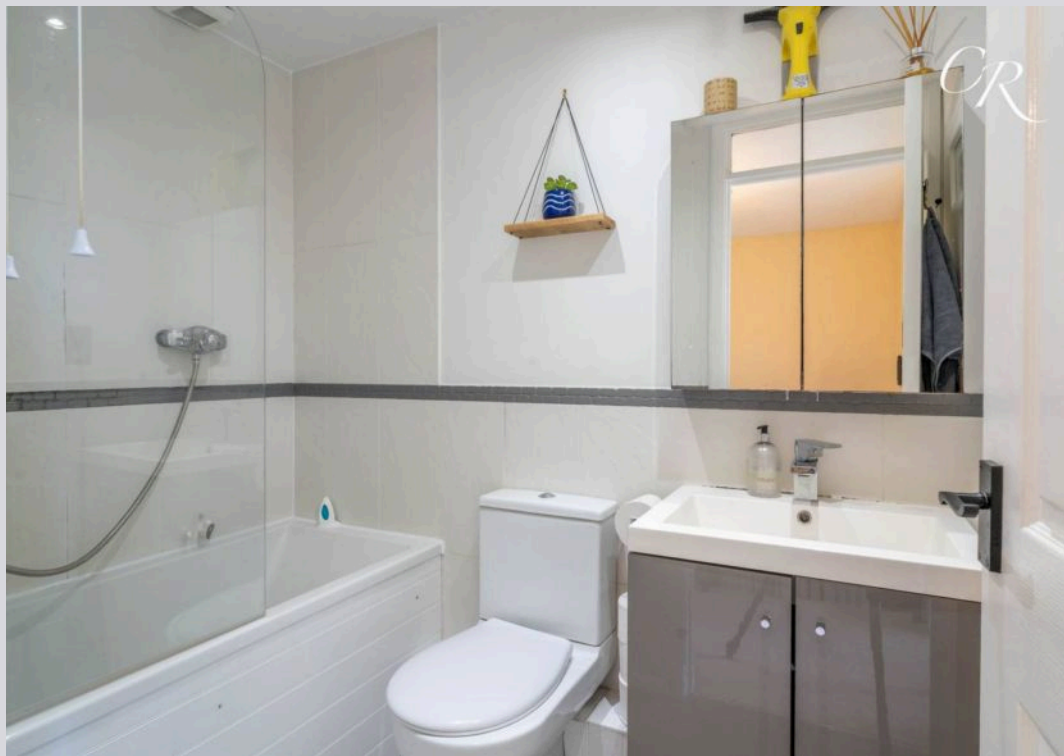
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bedroom Home
- Well Presented Throughout
- Close To The Town Centre
- Situated In The Popular Area of Fairview
- Laid To Lawn Rear Garden
- Parking For Two Vehicles





Situated in the popular residential area of Fairview, this two-bedroom home is positioned within easy walking distance of Cheltenham town centre. Offering a charming layout with private front and rear gardens, two parking options, and bright, well-proportioned accommodation over two floors, this property is offered to the market Freehold.

Sitting / Dining Room: Entered directly from the front garden, the sitting/dining room is a welcoming open-plan space with plenty of room for both lounge and dining furniture. A spiral staircase rises to the first floor, and there is a window to the front aspect offering natural light and a sense of flow throughout.

Kitchen: Located at the rear of the property, the kitchen enjoys pleasant garden views and is fitted with a range of wall and base cabinetry, tiled-effect flooring, and space for appliances. A rear door opens directly onto the garden patio.

Landing: The spiral staircase leads to the first-floor landing, which provides access to both bedrooms and the bathroom.

Bedroom One: A front facing double bedroom this room features built-in wardrobe and storage space, offering practical, integrated functionality within a peaceful setting.

Bedroom Two: Positioned at the rear of the property overlooking the garden, the second bedroom would make an ideal guest room, study or nursery.

Bathroom: The bathroom includes a panelled bath with overhead shower, WC and wash basin. Compact and functional, the space is complete with splash-back tiling.

Garden: To the rear, the garden features a patio area ideal for outdoor seating and a large lawn and mature shrubs and trees lining the borders, offering privacy and greenery.

Parking: To the front, the gravelled garden offers parking for one vehicle, with space for a small seating area or further landscaping. In addition, the property benefits from an allocated parking space to the rear.

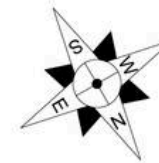
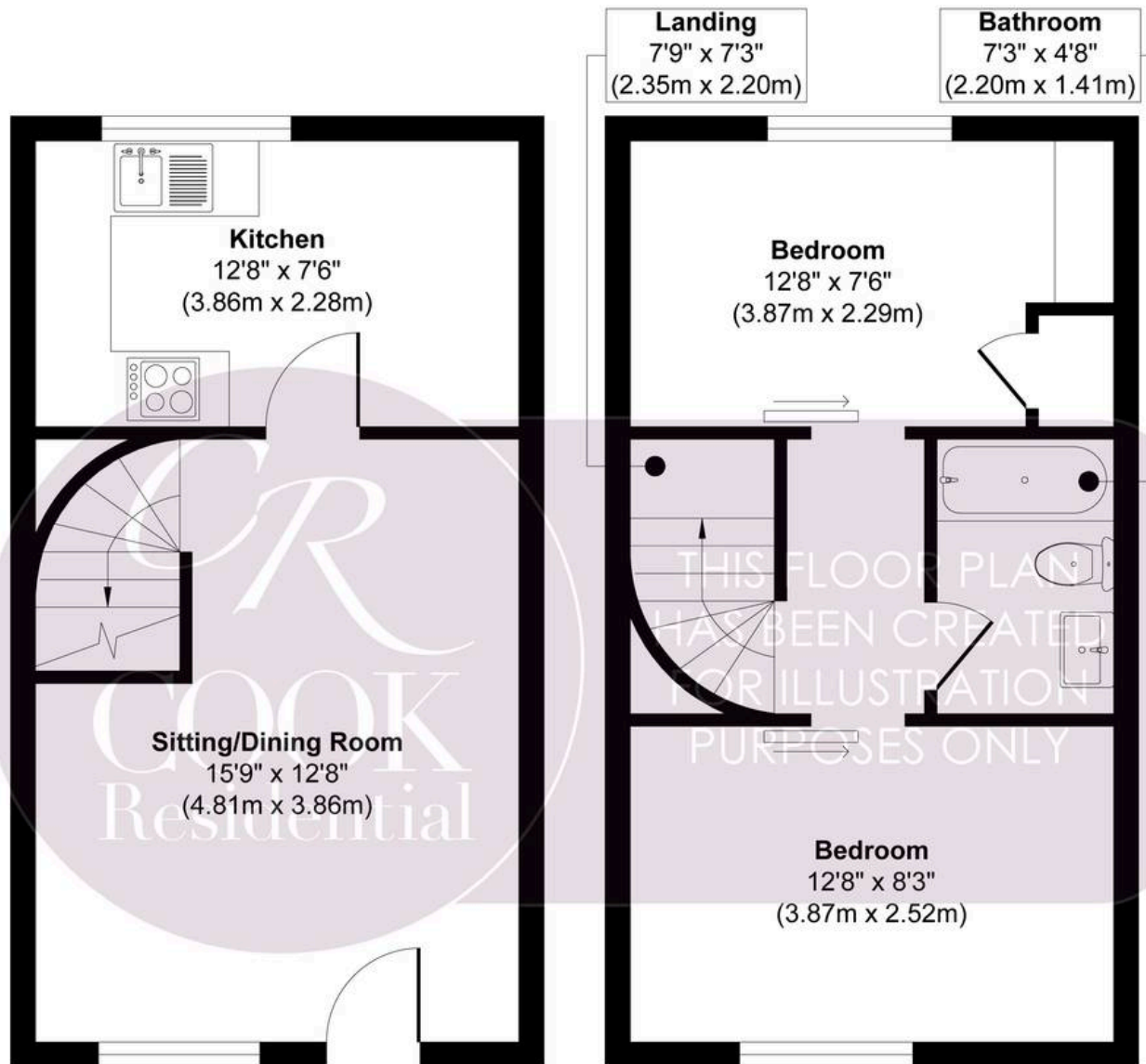
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Agents Note: This property runs on electricity only and does not benefit from GCH.

Location: Fairview is a sought-after and well-connected residential district, just a short walk from the vibrant Cheltenham town centre. With boutique shops, restaurants, coffee houses and cultural venues close by, as well as convenient access to transport links and green spaces, it offers the perfect balance of town living and comfort.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Ground Floor
Approximate Floor Area
298 sq. ft
(27.75 sq. m)

First Floor
Approximate Floor Area
298 sq. ft
(27.75 sq. m)

Approx. Gross Internal Floor Area 597 sq. ft / 55.50 sq. m

Produced by Elements Property





Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.