



All Saints Road, Cheltenham, GL5 2EY

*CR*  
In Excess of £350,000





## All Saints Road

Cheltenham, GL5 2EY

Charming 3-bed Victorian terraced home in Fairview, Cheltenham. Combines period character with modern comfort. Basement, garden, permit parking. Ideal for buyers seeking period charm and practical space.

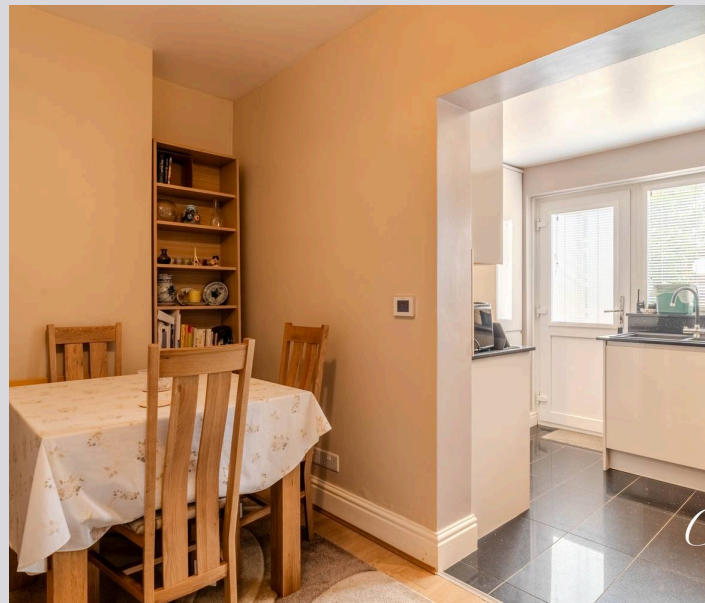
Council Tax band: C

Tenure: Freehold

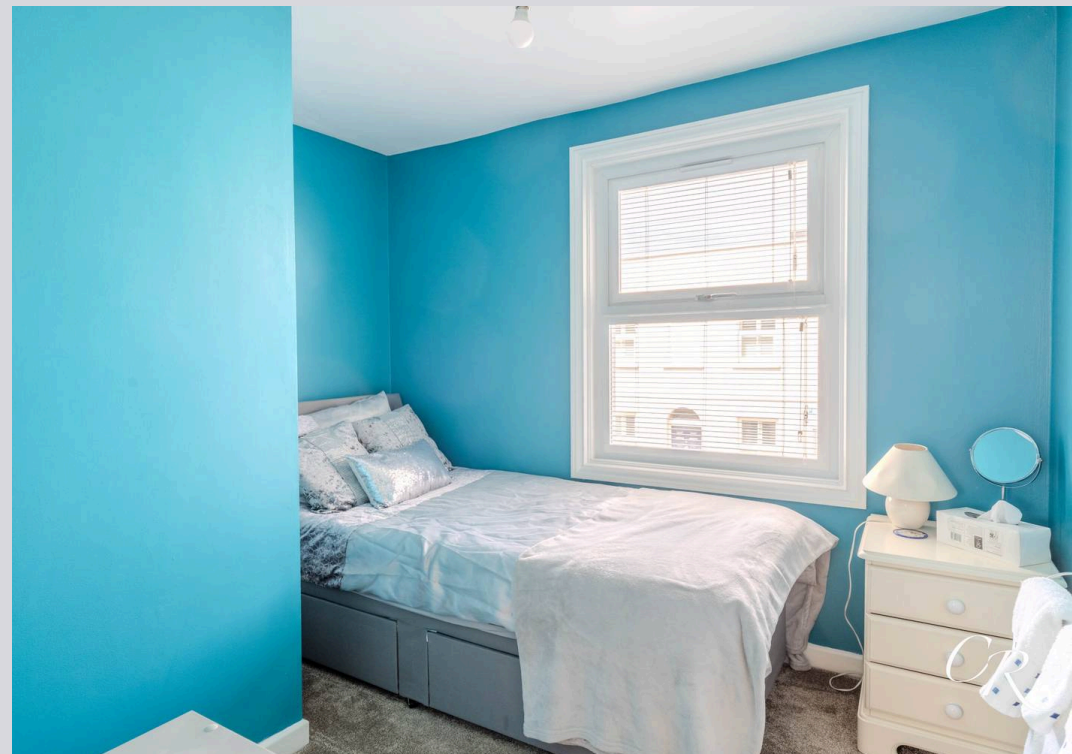
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom Victorian Home
- Walking Distance to the Town Centre
- Well Presented Throughout
- Easy To Maintain Rear Garden With A Thoughtful Design
- The Property Is Set Over Three Floors
- Permit Parking Available







Located in the ever-popular Fairview area of Cheltenham, and just a short walk from the town centre, this charming three-bedroom Victorian mid-terraced home is set over three floors and thoughtfully combines period character with modern comfort.

**Hallway:** A welcoming entrance hallway offers access to the principal living spaces and leads directly through to the staircase, guiding you to the upper floors.

**Sitting Room / Reception Room:** Positioned at the front of the house, the sitting room offers a relaxing atmosphere with sash-style windows, and a lovely sense of character throughout.

**Dining Room:** The dining room provides a perfect entertaining space and providing access to the kitchen, this room benefits from both practicality and charm.

**Kitchen:** Situated at the rear of the ground floor, the kitchen is both functional and stylish, featuring stylish cabinetry, worktop space, a window for natural light, and convenient access to the garden.

**Bathroom:** Also located on the ground floor, the family bathroom includes a bath with overhead shower, WC, and wash basin, presented in neutral décor.

**Basement:** A full staircase leads down to the generous basement, which provides excellent additional living space. Adjacent to this is a further storage area, ideal for housing bikes and or seasonal items.

**Bedroom One:** Situated at the rear of the first floor, this double bedroom boasts two windows allowing for lots of natural light. This bedroom also includes built in storage space and benefits from an en-suite shower room with WC and basin, creating a peaceful and private retreat.

**Bedroom Two:** A further spacious double bedroom with a window to the front, offering comfortable accommodation and a calm setting for rest.

**Bedroom Three:** A single room at the front of the home, this space could be equally well suited as a nursery, home office, or guest bedroom.

**Garden:** The rear garden has been thoughtfully landscaped to provide a stylish and low-maintenance outdoor area. Designed with a south-east facing orientation, it offers plenty of natural sunlight, a patio area for seating and dining, and a modern aesthetic that complements the interior living space.

**Parking:** Permit parking is available to the front, providing convenient and flexible options for residents and guests alike.

For buyers seeking a well-located period home with practical space across three floors and a delightful garden, this property in Fairview is a rare find. Please contact us today to arrange your viewing.

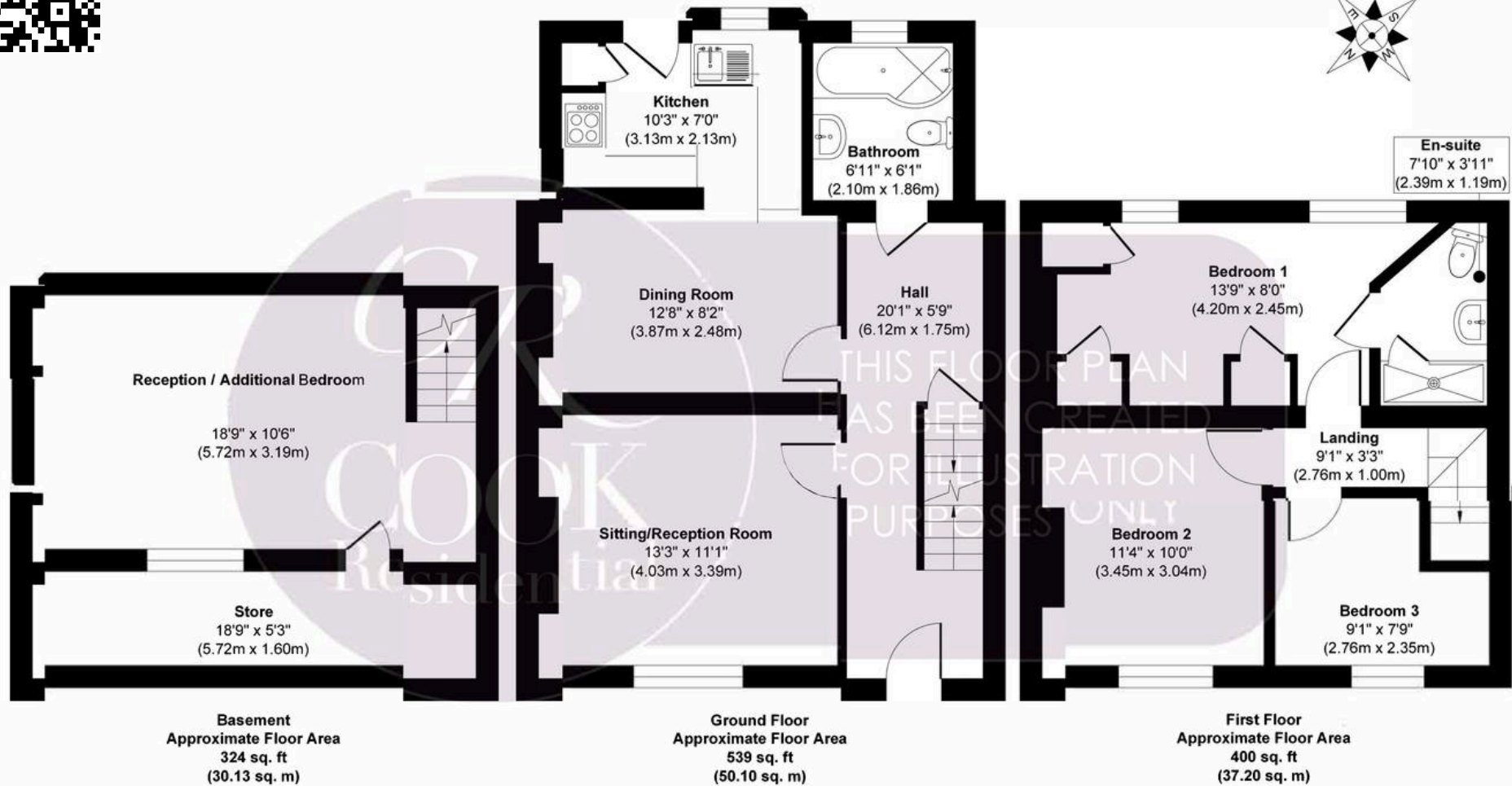
Council Tax Band: C

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**Location:** Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency Spa, famous for its festivals. It boasts a variety of local and high-street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

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.





Approx. Gross Internal Floor Area 1263 sq. ft / 117.43 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.