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Fairford Road, Cheltenham, GL52 5FQ

Guide Price £350,000



Fairford Road

Cheltenham, GL52 5FQ

A contemporary three storey townhouse with open-plan living, four bedrooms, enclosed garden and an Bloc Garage. The property is close to local amenities, parks and the town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Three Storey Family Home
- Four Bedrooms
- Open Plan Kitchen-Dining-Family Room
- First Floor Sitting Room
- Ensuite and Family Bathroom
- Enclosed Rear Garden
- Single Garage With Parking To The Front





A well-presented and contemporary three-storey townhouse, this home offers flexible living across three levels and is perfectly suited to modern family life. Designed with open-plan entertaining space, a private garden, and four well-proportioned bedrooms, the property combines style and practicality, all within easy reach of the town centre and local amenities.

Entrance Hallway: The property is entered via a welcoming hallway which provides access to the principal ground-floor accommodation. A useful cloakroom with WC and wash hand basin is also located here.

Kitchen / Dining / Family Room: The heart of the home is the open-plan kitchen, dining and family room. The kitchen itself is fitted with a range of contemporary units, complementary work surfaces, and integrated appliances, with ample room for a freestanding fridge-freezer. A generous dining area and family seating space flow seamlessly, with French doors opening directly onto the garden, making this a perfect space for both everyday living and entertaining.

First Floor Living Room: Positioned on the first floor, the living room is a bright and comfortable space with French doors to a Juliet balcony, allowing light to pour in. This versatile room is ideal for relaxing or entertaining.

Master Bedroom: Also located on the first floor is the master bedroom, a generous double benefitting from fitted storage space and dual windows.

Ensuite: The master enjoys its own private ensuite shower room, finished with a modern suite comprising shower cubicle, WC, wash hand basin, and chrome heated towel rail.

Second Bedroom: On the second floor, a further double bedroom enjoys a rear aspect and is currently arranged with both a sleeping and study space, offering excellent versatility.

Third Bedroom: Another well-sized bedroom located at the front of the property, ideal as a child's room, guest bedroom, or study.

Fourth Bedroom: The final bedroom is also positioned on the second floor and offers a bright single room, suitable for a variety of uses.

Family Bathroom: Serving the upper floor is a contemporary bathroom, comprising panelled bath with shower over, wash hand basin, and WC.

Outside: To the rear, an enclosed garden provides both a lawned area and a patio space, perfect for outdoor dining or relaxation.

Garage and Parking: The property further benefits from an en bloc single garage and driveway parking to the front of it.

Additional Details: This modern home benefits from double glazing, gas central heating, and remains within its 10-year NHBC guarantee.

Tenure: Freehold

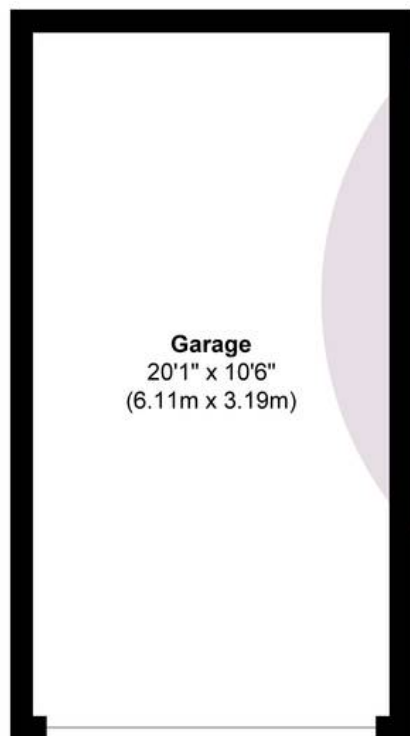
Council Tax: D

Estate Charge: £292.87 PA

Location: The property is ideally situated within easy reach of Cheltenham Town Centre, local amenities, public houses, and popular eateries. It provides a convenient base for both families and professionals seeking access to excellent transport links and leisure facilities.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.

All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Garage
20'1" x 10'6"
(6.11m x 3.19m)

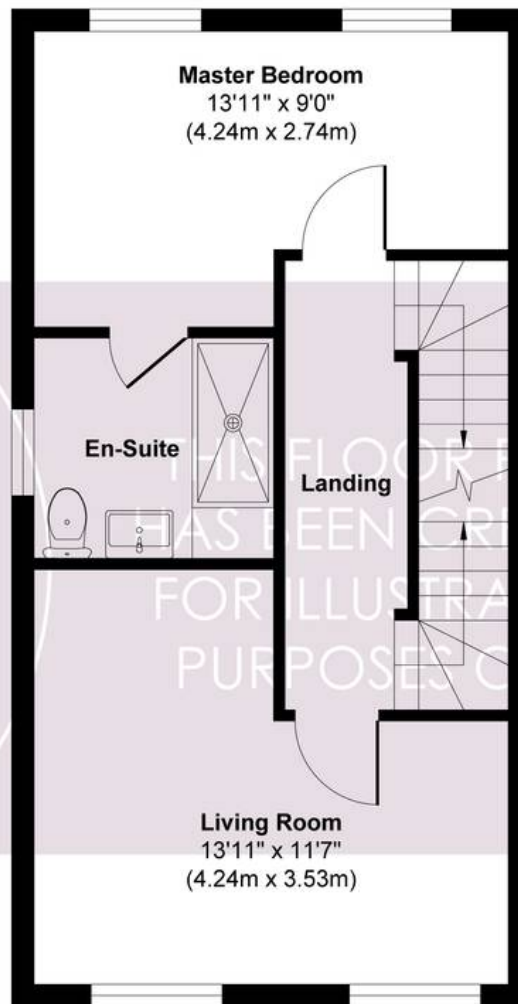
Garage
Approximate Floor Area
209 sq. ft
(19.49 sq. m)



Kitchen/Dining Room
27'11" x 13'11"
(8.51m x 4.24m)

Hall
WC

Ground Floor
Approximate Floor Area
388 sq. ft
(36.08 sq. m)



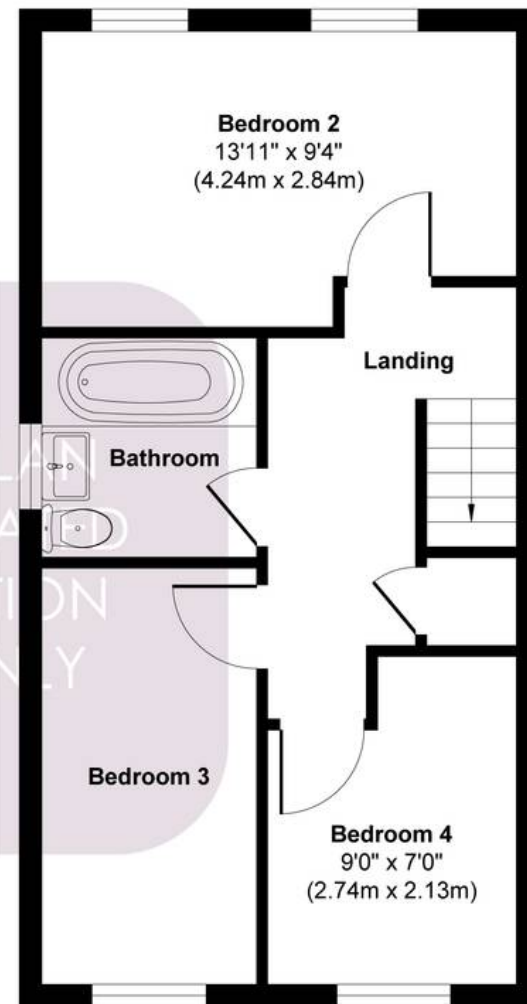
Master Bedroom
13'11" x 9'0"
(4.24m x 2.74m)

En-Suite

Landing

Living Room
13'11" x 11'7"
(4.24m x 3.53m)

First Floor
Approximate Floor Area
388 sq. ft
(36.08 sq. m)



Bedroom 2
13'11" x 9'4"
(4.24m x 2.84m)

Bathroom

Bedroom 3

Bedroom 4
9'0" x 7'0"
(2.74m x 2.13m)

Second Floor
Approximate Floor Area
388 sq. ft
(36.08 sq. m)

Approx. Gross Internal Floor Area 1373 sq. ft / 127.73 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1164 sq. ft / 108.24 sq. m (Excluding Garage)

Produced by Elements Property





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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.