



## 15 Fairview Road | Cheltenham | GL52 2AD

Offers over £380,000

We are pleased to present this elegant Crest Nicholson four-bedroom townhouse, ideally situated near Cheltenham Town Centre, providing easy access to local shops and amenities. The property offers the added convenience of allocated secure parking within a gated development.

The property is offered on a freehold basis, ensuring complete ownership and control. With a Council Tax Band of D, this townhouse represents an excellent opportunity to reside in a desirable location while enjoying the comfort and luxury of modern living.

The property is on 3 levels, the ground floor which has a large and spacious living room leading out to the rear garden area, kitchen, WC and ample storage, on the first floor you will see 2 double bedrooms with a family bathroom and another storage cupboard, to the top floor there are another 2 double bedrooms, the main bedroom with an en-suite and leading onto the fabulous sun terrace.

This home is perfect for those looking for fancy city living with the added bonus of a their own private outdoor space, sun terrace and allocated parking space.

Call the office today to see how wonderful this home could be for you!

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (81-91)                                     | B |                         | 82        |
| (69-80)                                     | C | 65                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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