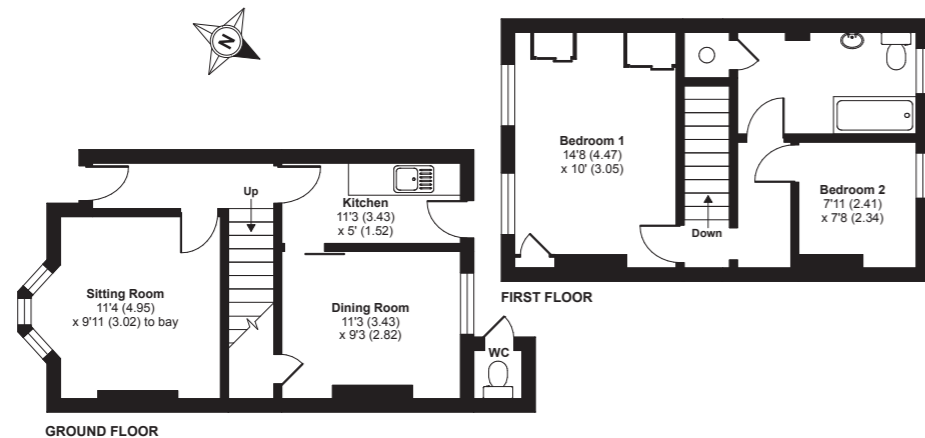


Fairfield Avenue, Leckhampton, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 734 SQ FT 68.1 SQ METRES (EXCLUDES WC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Disclaimer: These particulars should not be relied upon as fact and are not an offer or contract. The seller does not make, nor do we give any warranty. All information should be verified, no survey has been done or testing completed.

26 Fairfield Avenue Leckhampton GL53 7PN



Period two bedroom terrace house | In need of renovation | Enclosed private garden
Excellent scope for improvement | No onward chain | EPC F

£200,000

Perry Bishop
and Chambers

the agent who keeps you informed

26 Fairfield Avenue

Leckhampton GL53 7PN



2 Bedrooms



1 Bathrooms



2 Receptions

26 Fairfield Avenue is a two bedroom terrace house in need of renovation located just off the Leckhampton Road close to Naunton Park school and the excellent local amenities of the Bath Road.

Offering excellent scope for further enhancement its current accommodation in brief comprises an entrance hall, a sitting room, kitchen with door to garden, a dining room, two bedrooms and a bathroom. Further benefits include an enclosed garden.

Guide Price £200,000.

Directions

Leave our offices in Bath Road heading out of town. At the roundabout by The Norwood Arms bear left into Leckhampton Road. Take your 4th turning left into Fairfield Avenue, the property can be found at the end on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

Local Authority

Cheltenham Borough Council

Ref: 71028041/25794/MJC

