

Victoria Terrace

Cheltenham GL52 6BN



Victoria Terrace, Fairview, Cheltenham GL52 6BN

This classic town house with a lovely garden, on road parking and a garage is located in the popular area of Fairview, less than a mile from the town centre and popular primary and secondary schools. The accommodation has been tastefully refurbished to a very high standard by the current owners and has the added benefit of a self contained 1 bedroom apartment with a potential return of £900pcm should any new owner decide to rent it out.

The accommodation comprises of: entrance hall leading to the living room with original Victorian fireplace, family room, an "attractively panelled" breakfast room leading to an open plan kitchen/ garden room with integrated appliances, quartz work top, "mandarin stone" tiles and impressive bi-fold doors allowing plenty of natural light which leads out to the fabulous enclosed garden of exceptionally generous size, fully enclosed and wrapping around two sides of the property.

Also on the ground floor is a utility room, WC and staircase leading to the lower ground which comprises of a one bedroom apartment with open plan living/ dining/ kitchen area, shower room and double bedroom with fitted mirror wardrobes, the apartment also benefits from its own private entrance.

On the first floor there are three double bedrooms, the main with an en suite, and benefitting from built in wardrobe space and a family bathroom.

The property further benefits from underfloor heating in the breakfast, kitchen, garden room, garage with potential "STPP" for additional accommodation, on road parking as well as potential for an off road parking space and offered to the market CHAIN FREE.

Freehold
Council Tax Band: D





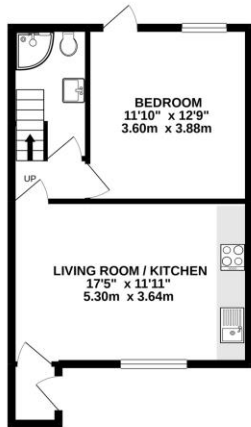




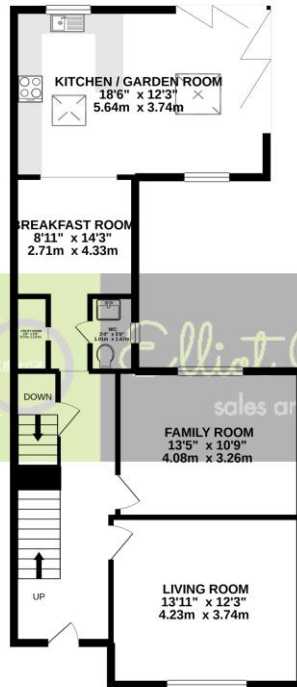




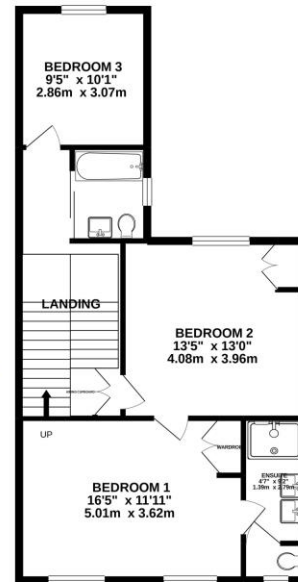
BASEMENT
444 sq.ft. (41.3 sq.m.) approx.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



OFFICE

101 Promenade,
Cheltenham,
Gloucestershire, GL50
1NW
info@elliottoliver.co.uk