

17 Fairview Close, Fairview, Cheltenham, Glos. GL52 2LB.



A three bedroom terraced house in a cul-de-sac position in Fairview.

The accommodation comprises of kitchen, downstairs cloakroom, lounge, three bedrooms & a family bathroom.

Benefits include being gas centrally heated, a low maintenance rear garden & off-road parking for one vehicle.

## 17 Fairview Close, Fairview Cheltenham, Glos. GL52 2LB.

Guide Price: £189,950





**Entrance:** via wooden entrance door with spy-hole to:-

**Hallway:** Doors to Lounge & Downstairs Cloakroom. Opening through to Kitchen. Tiled flooring.

**Downstairs Cloakroom:** Opaque uPVC double-glazed window to front aspect. Close-coupled W.C. Wall mounted wash-hand basin.



**Kitchen: 11'6 x 6'7 (3.52m x 2.01m).** uPVC double-glazed window to front aspect. Range of wall and base units. One-and-a-half bowl stainless steel sink and drainer unit with mixer tap over. Built-in stainless steel four ring gas hob with extractor hood over. Built-in stainless steel electric oven and grill. Tiled splash-backs. Radiator.

**Lounge: 13'6 x 12'6 (4.13m x 3.82m).**  
Double-glazed sliding patio doors to rear aspect. Television aerial point. Double radiator. Under-stairs storage cupboard. Wooden effect laminate flooring. Stairs up to:-



**Landing:** Doors to Bedrooms & Bathroom. Loft access hatch. Storage cupboard.



**Bedroom One: 12'2 x 9'9 (3.72m x 2.98m).**

Two double-glazed skylights to rear aspect.  
Radiator.

**Bedroom Two: 8'6 x 8'0 (2.60m x 2.45m).**

Double-glazed skylight window to front aspect.  
Radiator.



**Bedroom Three: 11'6 x 6'8 (3.52m x 2.03m).** Double-glazed skylight to front aspect. Radiator.

**Bathroom:** Suite comprising panelled bath with screen and mixer shower over, pedestal wash-hand basin, and close-coupled W.C. Radiator. Tiled walls. Wall mounted extractor fan.

**External**

**Front:** Low maintenance front with small gravelled area. Interlocked paving off-road parking for one vehicle in front of the property. Outside tap.

**Rear: 16.1 x 16'1 (4.90m x 4.90m).** Low maintenance rear laid to patio with raised deck area. Bounded by brick walling.

**Tenure:** Freehold.

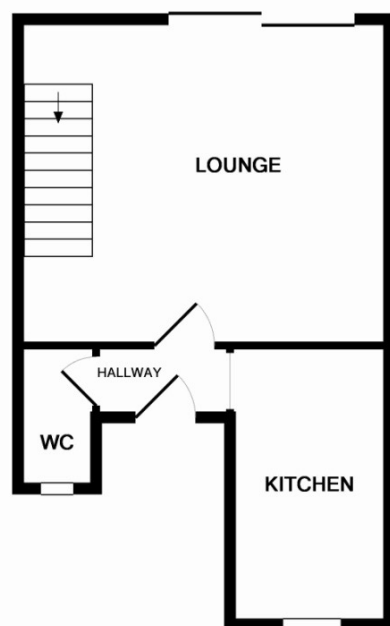
**Viewing:**

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

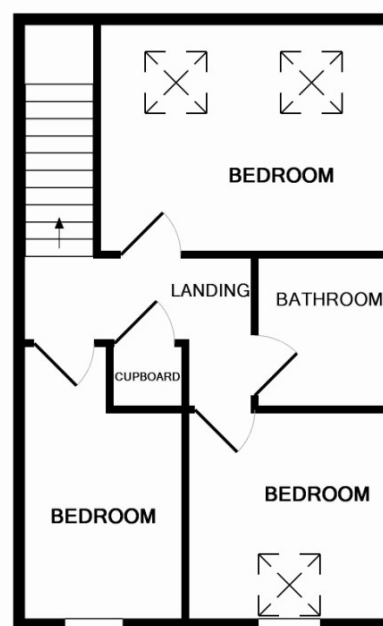
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GROUND FLOOR



1ST FLOOR

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### **Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

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Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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