

## 17 Fairview Road Cheltenham, GL52 2AD

**Offers over £485,000**

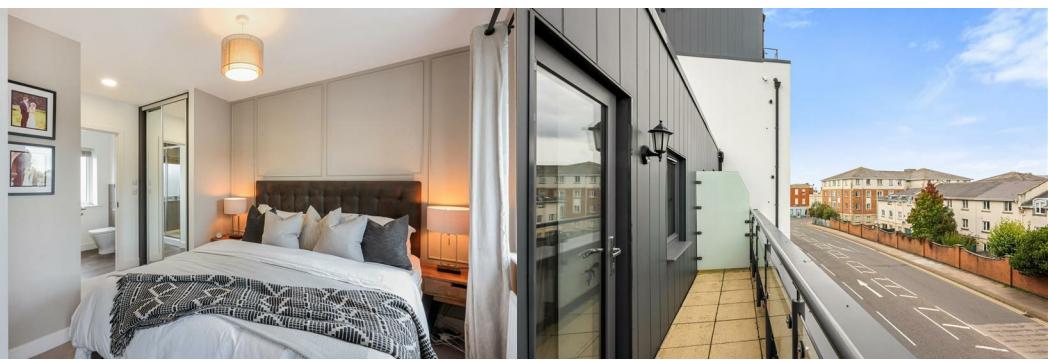


Murdock & Wasley Estate Agents are proud to present to the open market this exceptional four-bedroom townhouse, meticulously upgraded by the current owners to an outstanding standard throughout.

Arranged over three elegant floors, the property offers refined and versatile accommodation, perfectly suited to both contemporary living and stylish entertaining. The ground floor provides a superb entertaining space which flows seamlessly onto a private, south-facing enclosed courtyard, creating an ideal indoor-outdoor setting.

The upper floors are equally impressive, featuring a luxurious principal suite complete with a dressing area, en-suite and private balcony, alongside three further beautifully appointed bedrooms and a high-quality family bathroom.

Completing this impressive home is an allocated off-road parking space, discreetly positioned behind secure gated access, further enhancing the sense of exclusivity and privacy.



## Description:

This exceptional three/ four bedroom, two bathroom townhouse, constructed in 2018 by the highly regarded Crest Nicholson, offers contemporary living finished to an impressive standard throughout.

Arranged over three beautifully designed floors, the property opens into a striking open-plan kitchen, dining and living space, flooded with natural light and perfectly suited to modern lifestyles. The kitchen is fitted with a sleek range of quartz work surfaces, an expansive central island, and an excellent selection of Neff and Bosch integrated appliances, providing both style and practicality in equal measure. Bi-folding doors seamlessly connect the interior to the rear garden, while the living area is complemented by an electric feature fireplace, creating a warm and inviting atmosphere.

The first floor offers two generously proportioned bedrooms, one of which is currently utilised as an additional reception room, alongside a well-appointed family bathroom.

Occupying the entire second floor, the impressive principal suite enjoys a sense of privacy and space, featuring a modern en-suite shower room, extensive built-in storage and direct access to a private balcony boasting far-reaching views. Also on this level is a further bedroom or home office, ideal for flexible living arrangements.

Externally, the property benefits from a south-facing rear garden, a true sun trap providing an ideal setting for outdoor dining and entertaining. Further advantages include a secure, gated allocated parking space, offering both convenience and peace of mind.

## Location:

Cheltenham is a celebrated Regency spa town known for its elegant architecture, beautiful gardens, excellent schools and a vibrant mix of shops, restaurants, cultural venues, festivals and sporting events.

The property enjoys a well-connected and highly convenient location, with excellent transport links close at hand. Cheltenham Spa railway station is easily accessible, providing regular direct services to Bristol, Birmingham and London, while the M5 motorway is within comfortable reach, ensuring straightforward access to surrounding towns and regional centres.

## Tenure & Charges:

Freehold

We are advised that there is an annual maintenance fee of £431.16, which the current vendor pays in two six-monthly instalments.

## Services:

Mains water, gas, electricity and drainage.

## Local Authority:

Cheltenham Borough Council  
Council Tax Band: D

## Awaiting Vendor Approval:

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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