

54 SHERBORNE STREET

FAIRVIEW, CHELTENHAM, GLOUCESTERSHIRE, GL52 2JU

 Charles Lear



54 SHERBORNE STREET

Quietly tucked away in the popular district of Fairview and located along a no through road opposite a small pretty park. This delightful two bedroom terraced house is extremely well presented and has the benefit of off road parking for four cars whilst being located within walking distance of the town centre.

- Reception hall with stairs to the first floor
- Good size kitchen overlooking the courtyard with stone tiled floor and space for various white goods
- Open plan sitting/dining room with study area and double doors to the courtyard
- Bathroom with separate shower cubicle
- Two generous double bedrooms both enjoying a leafy green outlook
- Low maintenance private west facing courtyard garden
- Off road parking for four cars

DESCRIPTION

54 Sherborne Street has been designed by the present owner to create a welcoming open-plan living space incorporating the sitting/dining room and study area opening into the kitchen which is well presented and offers space for various white goods and the benefit of a large picture window which overlooks the low maintenance west facing courtyard garden. On the first floor there are two generous double bedrooms both benefitting from space to accommodate large wardrobes. The master also has access to a boarded loft providing additional storage. The bathroom is fitted with modern white sanitary ware and benefits from a bath and shower cubicle.





SITUATION

Sherborne Street is situated in one of the many charming streets in Fairview and is just a 5 minute walk from the town centre where you will find superb range of shopping facilities including a wide choice of high street shops, specialist boutiques, cafes and restaurants. There is also a lovely park opposite whilst Holy Trinity Primary School and many nearby day to day amenities are easily accessible on foot. Pittville Park and the racecourse are well within a casual stroll. Cheltenham is renowned for its cultural activities, including popular festivals such as the literature, food, music, cricket and national hunt racing.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

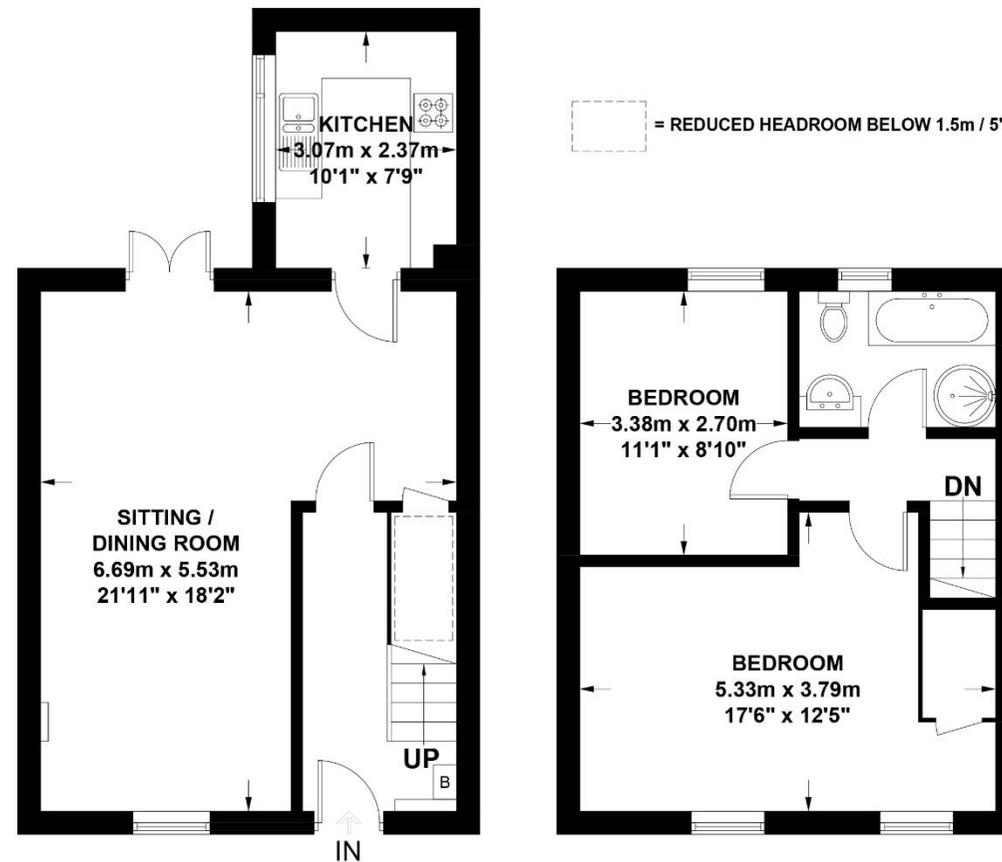
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (C) - £1,558.47pa. (2019/2020).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 80.5 sq m / 866 sq ft



GROUND FLOOR

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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