PerryBishop

PROPERTY MADE PERSONAL

Fairhaven Road, Leckhampton, Cheltenham, Gloucestershire, GL53 7PH







- Two Generous Double Bedrooms
- Two Separate Reception Rooms
- Popular Leckhampton Location
- Excellent Scope To Update & Personalise
- Detached Garage
- EPC D

16 Fairhaven Road,

Leckhampton, Cheltenham, Gloucestershire, GL53 7PH

Key Features



2 Bedrooms | 1 Bathrooms | 2 Receptions

About the property

A spacious two-double-bedroom period home occupying a convenient position in Leckhampton, offering well-proportioned accommodation, two separate reception rooms, a rear garden and the considerable benefit of a detached garage.

The property provides an excellent opportunity for a purchaser looking for a home they can update and personalise, while its generous room proportions and practical layout provide a strong starting point.

The accommodation begins with a separate living room positioned at the front of the house. A large window brings plenty of natural light into the room, while its proportions create a comfortable reception space away from the remainder of the ground floor.

Beyond is a particularly generous dining room, providing ample space for a substantial dining table as well as additional furniture.

The kitchen is positioned towards the rear and is fitted with a range of cabinetry and work surfaces. While perfectly functional, it provides an opportunity for a new owner to introduce their own style and specification.

Beyond the kitchen is a useful utility area, adding valuable practical space and providing access towards the rear of the property. The ground-floor bathroom is positioned beyond and is fitted with a bath, W/C and wash hand basin.

Upstairs, the accommodation is particularly straightforward, with two generous double bedrooms arranged either side of the landing. The principal bedroom spans much of the width of the house and is an especially good-sized room, while the second bedroom is another substantial double rather than a compromised secondary bedroom.

Outside, the rear garden offers a good amount of space and provides another area where a purchaser could make their own mark. There is plenty of potential to create a more landscaped garden with defined areas for seating, planting and entertaining.

Towards the rear is a detached garage, providing useful parking or storage and adding a significant practical advantage for a property of this type and location.

Fairhaven Road is well placed for the amenities of Bath Road and the surrounding Leckhampton area, with a wide selection of independent shops, cafés, pubs and everyday amenities nearby. The area is also particularly popular for its access to well-regarded local schools and the wider amenities of Cheltenham.

The property is offered for sale with no onward chain.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From the Perry Bishop office on Bath Road, head south and turn left onto Naunton Parade. Continue straight onto Exmouth Street and follow the road as it becomes Fairfield Parade.

Turn right onto Fairhaven Street, where the property will be found, identified by a Perry Bishop for sale board.

What 3 Words
pots.clots.back

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority: Cheltenham Borough Council

Council tax Band - C

Our reference

CHE260450
3rd September 2026

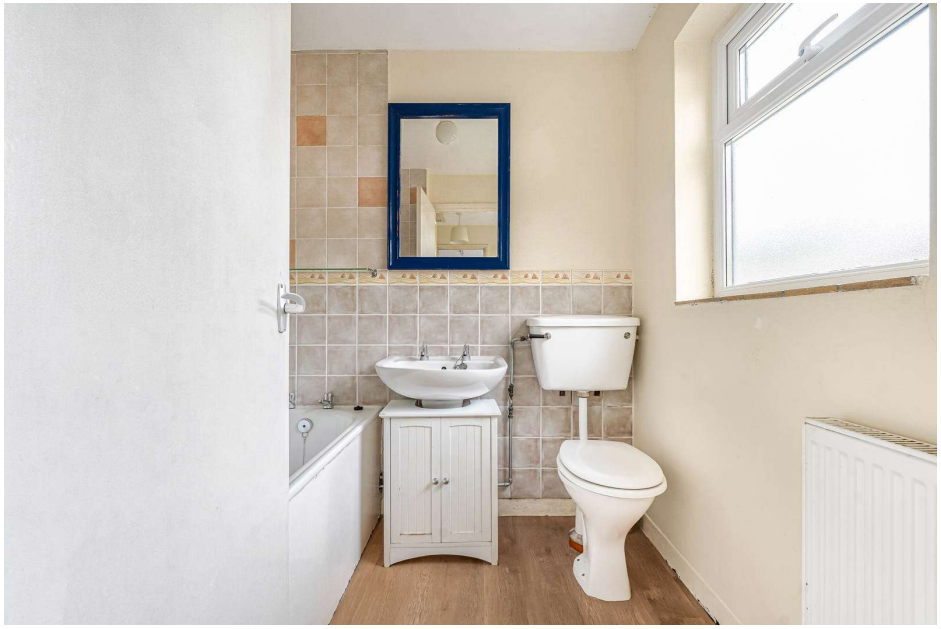
We'd love to hear from you

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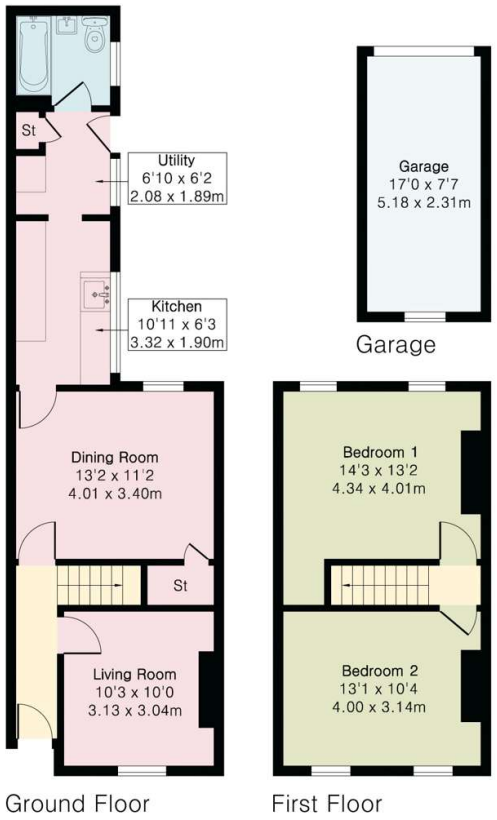








Approximate Gross Internal Area 935 sq ft - 86 sq m
(Including Garage)
Ground Floor Area 478 sq ft – 44 sq m
First Floor Area 328 sq ft – 30 sq m
Garage Area 129 sq ft – 12 sq m



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PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.