



**77 Fairmont Street, Cheltenham, GL52 7AJ**

**Asking Price £365,000**

Built by the renowned Spitfire Homes, Fairmont Street is a well-presented home offering comfortable and practical living space, ideal for families or first-time buyers. The property is offered to the market chain free, along with the remaining NHBC warranty of just under 9 years.

The accommodation briefly comprises of: Entrance hall with WC and storage cupboard. This leads into the open plan kitchen / diner / lounge, creating the perfect family or entertaining space. The modern kitchen is equipped with all modern integrated appliances including fridge / freezer, dishwasher and washing machine. The patio doors open on to the private enclosed garden with side gate leading to the driveway parking.

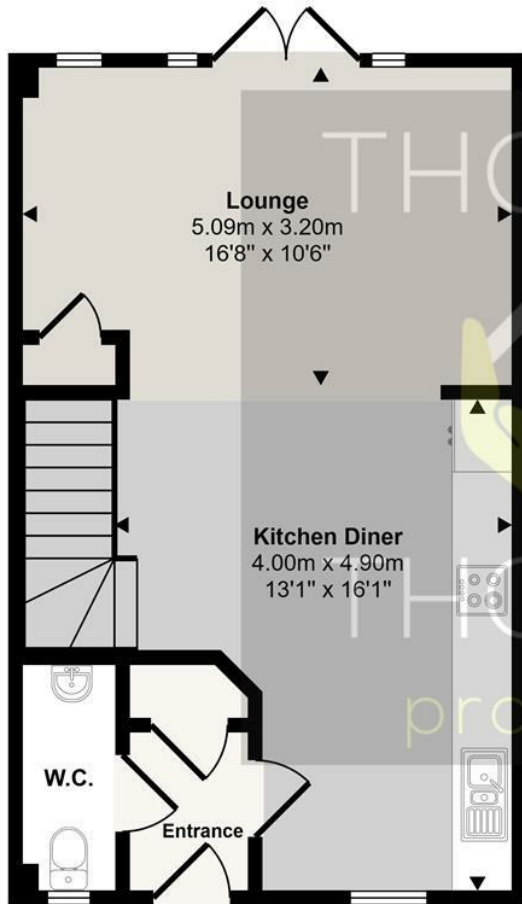
Upstairs there are three well proportioned bedrooms, two of which are doubles and a family bathroom. The master bedroom benefits from a modern en suite shower room.

This property is ready to move into and make your own, don't miss out on the chance to view!

- Chain Free
- Immaculate Throughout
- Open Plan Living
- En Suite & Family Bathroom
- Remaining NHBC Warranty
- Driveway Parking

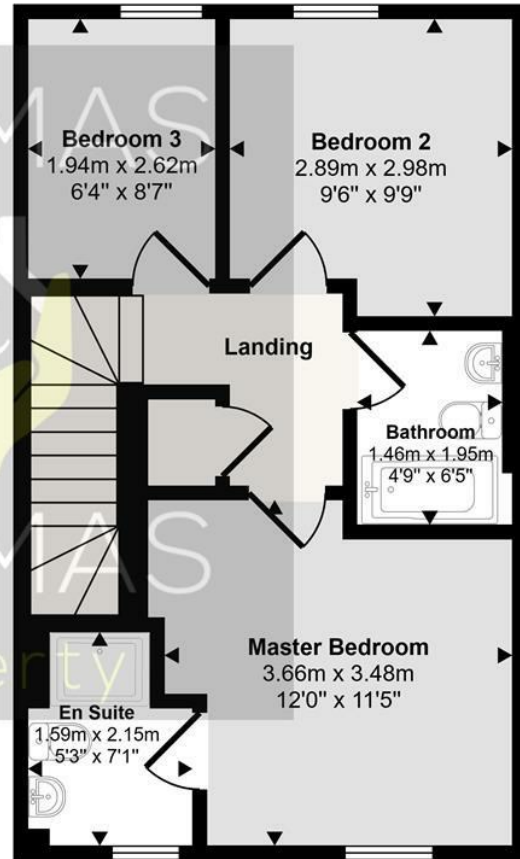


Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor

Approx 41 sq m / 446 sq ft



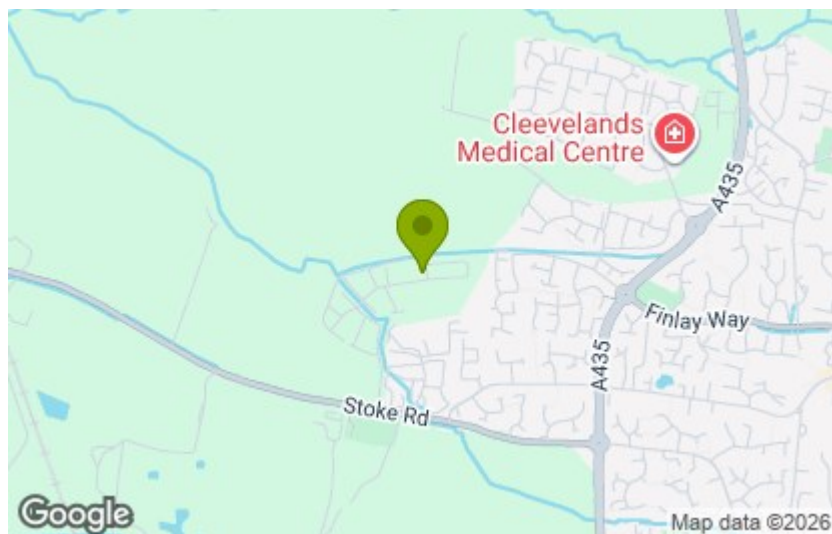
First Floor

Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 80      | 89        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC   |         |           |



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.

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