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Tivoli Street, Cheltenham - GL50 2UW
Cheltenham

Guide Price £415,000



Tivoli Street

Cheltenham, Cheltenham

Council Tax band: C

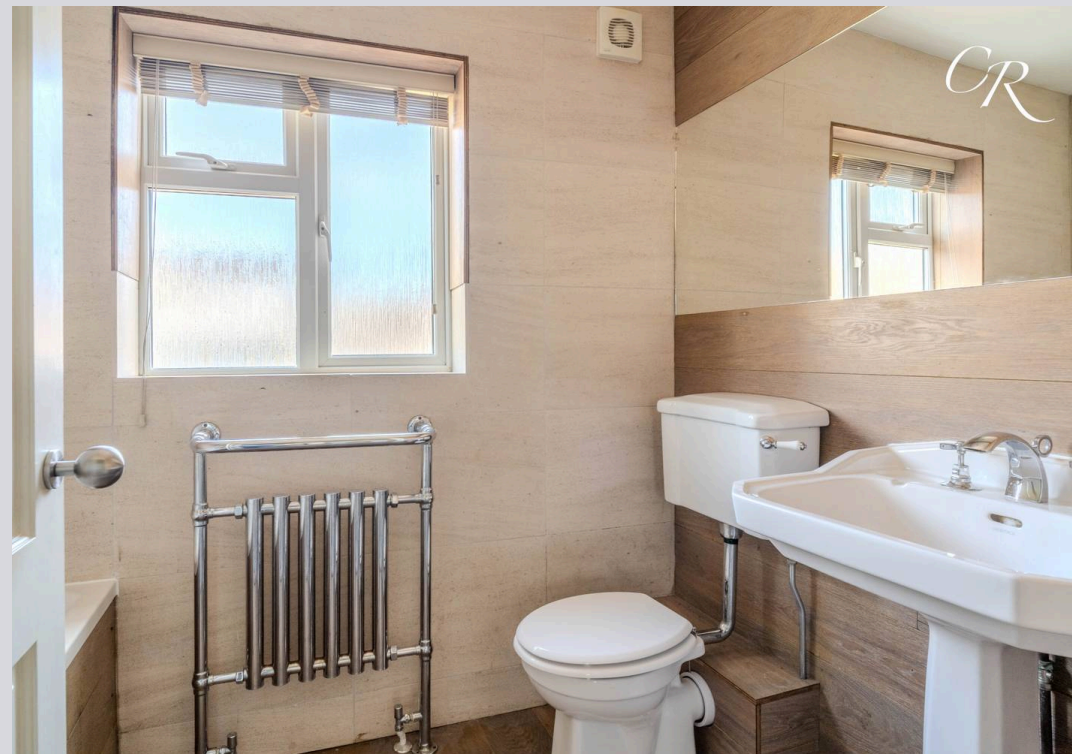
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Enclosed Front And Rear Gardens
- Three Bedroom Period Home
- Located In Sought-After Tivoli
- Open Plan Living-Dining-Kitchen
- Finished To A Modern Design





This fabulous period property offers three bedrooms, an upstairs bathroom, an open plan sitting room to the kitchen-dining room, and a low-maintenance rear courtyard garden.

Upon entering, you are brought into an enclosed entrance porch with an inset doormat, and a further door gives access to the sitting room.

Engineered oak flooring flows throughout the downstairs accommodation with the sitting room positioned to the front of the property. The room offers front courtyard views, a useful understairs storage cupboard, and a beautiful period feature fireplace with bespoke reclaimed Oak shelving on either side of the chimney breast.

The kitchen-dining room offers views to the rear courtyard garden. The dining area has double French doors, a feature chimney breast, and a tall modern radiator.

The kitchen comprises a range of wall and base units, Silestone worktop and upstands and an inset one and a half bowl sink. Integrated appliances include a range of Siemens and Bosch, including an oven, gas hob, extractor hood, microwave, a tall fridge freezer, dishwasher, and washing machine. Useful additions include a fitted corner carousel, two spice racks, a pull-out larder, and undercabinet lighting.

Upstairs the landing area has wool carpeted flooring that flows into the bedrooms. There is a storage cupboard and access to the family bathroom, two double bedrooms, and a single bedroom.

The master bedroom benefits from views overlooking the rear garden, chimney breast, and loft access via a hatch. Bedrooms two and three look out to the front of the property.

The bathroom comprises engineer Oak flooring, part tiled and panelled walls, a heated towel radiator, a large wall-mounted mirror, a shaver/charging socket, and a white suite comprising a low-level WC, basin, and a bath with rain head shower.

Outside, the enclosed rear courtyard garden is low maintenance, with space for garden furniture. The front garden is gravelled with a paved path and enclosed with wrought iron railings and a gate.

Further benefits to this terraced property include gas central heating and is brought to market with no onward chain.

Tenure- Freehold

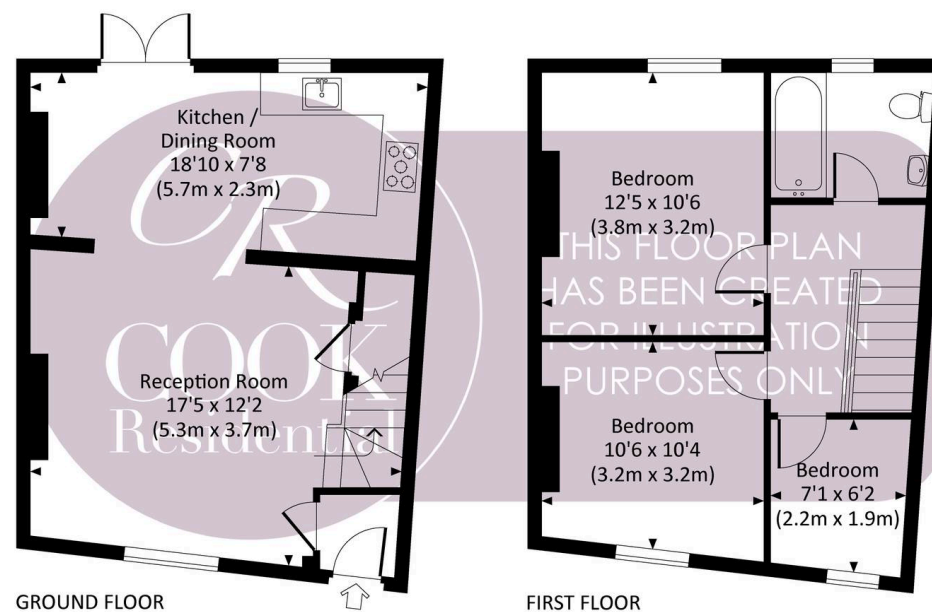
Council Tax- C

Located just a short distance from the popular Montpellier and vibrant Bath Road, various independent outlets can be found, including gift shops, boutiques, cafes, bars, and restaurants. Tivoli boasts a fantastic public house and a local wine merchant, among other useful amenities. The M5 North and Southbound are easily accessible by car. The bus station, train station, and



TIVOLI STREET

Approx. gross internal area
828 Sq Ft. / 76.9 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.





Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.