



**PETER BALL & CO.**  
ESTATE AGENTS

# PRINCES ROAD, TIVOLI, CHELTENHAM GL50 2UH

**£550,000**

- Period Mid Terrace
- Period Features
- Living/Dining Room
- Kitchen/B/Fast Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Southerly Facing Garden

## PROPERTY DESCRIPTION

A charming and much sought after, characterful, period property which has been beautifully upgraded, enjoys spacious accommodation throughout and is situated a short distance from popular amenities. The property can be reached via a low maintenance gravelled garden enclosed by iron railings with a path leading to the covered entrance porch which has attractive tiling and door to the entrance hall. The entrance hall has stairs to the first floor with storage cupboard under, original stripped wooden flooring and stripped pine doors to the living room, dining room and kitchen/breakfast room. The living room has two sash windows to the front, picture rails, coving, an attractive ceiling rose, period style fireplace and opening to the dining room. The dining room has a sash window to the rear aspect, picture rails, coving, an attractive ceiling rose and feature fireplace with gas coal effect fire.. The newly fitted kitchen/breakfast room has a range of matching units with granite work surfaces over, Belfast sink, integrated dishwasher, Rangemaster cooker, space for a fridge freezer,



Karndean flooring with underfloor heating, patio doors to the rear garden and door to the utility/cloakroom. On the first floor mezzanine landing there are doors to bedroom three and the bathroom. Bedroom three has a sash window to the rear aspect. The newly fitted bathroom has a white suite comprising a free standing roll top bath with shower over, pedestal wash hand basin and W.C., Amtico flooring and is partly tiled. On the main landing there are doors to bedrooms one and two. Bedroom one is spacious with three sash windows to the front and two built in wardrobes. Bedroom two is a double with a feature fireplace and built in wardrobe and cupboard housing the boiler. The attractive south facing rear garden has been professionally enhanced with a new decked area, artificial turf, raised flower borders, shrubs, all enclosed by walling and new timber fencing with pedestrian access to the rear of the property. The property also benefits from original sash windows, new interior shutters, restored exterior shutters and gas central heating.

## SITUATION

Tivoli is one of the most sought after areas of Cheltenham. It is a short distance away from the popular Montpellier district of Cheltenham and ideally situated for town centre shopping. Tivoli is blessed with its own rich variety of shops, cafes, restaurants and public houses. Nearby schools include Bournside, Dean Close and St. James.

## DIRECTIONS

Leave our Leckhampton office via the Bath Road and turn left into Grafton Road. Continue straight over at the crossroads onto The Park. Take the second right onto St. Stephens Road and right onto Princes Road where the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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			
England, Scotland & Wales		85 Directed	85.5

Viewing by appointment with your local office of

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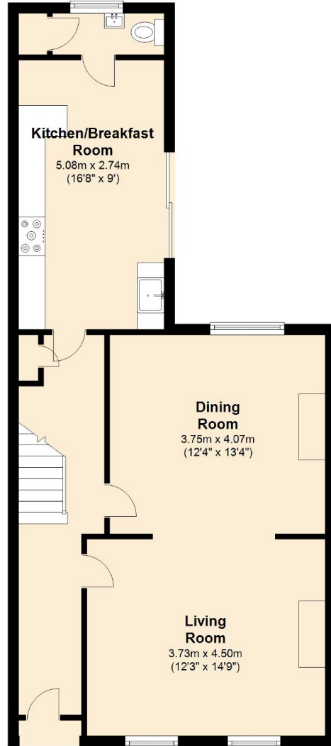
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



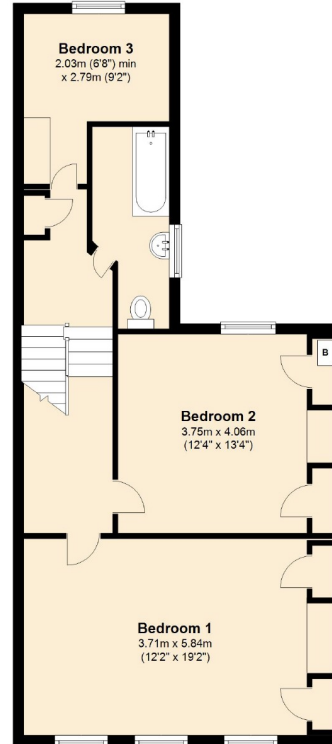
### Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



### First Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



Total area: approx. 121.1 sq. metres (1303.8 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.