



19 Tivoli Street Tivoli, Cheltenham GL50 2UW

- A Nicely Positioned Period Terrace House
- Well Presented yet Opportunity to Enhance
- Railed Fronted, Porch & 21' Entrance Hall
- 13' Sitting Room opens to 11' x 11' Dining
- More Dated 10' x 6' Kitchen w. Oven & Hob
- Three Bedrooms (11', 11' and 8' x 6')
- Modern Tiled Bathroom with Shower
- Modern Double Glazing & GCH Boiler
- 40' Walled Garden with Rear Access
- Sold with NO ONWARD CHAIN at...

Region of £440,000

Prime Tivoli Street for Nicely Positioned c. 900 sq. ft Three Bedroom Home – Vacant, Clean & Tidy yet Ripe for Enhancement & perhaps Creation of Rear Parking/ Garage Facility...

Approached by a Neat Railed Frontage to Porch, Airy Hall & Two Receptions (13' & 11') and 10' Kitchen...

Airy Landing (with study space) Two 11' Double Bedrooms + 8' x 6' Single – Modern Tiled Bathroom... Modern Double Glazing & Gas Central Heating.

ENTRANCE PORCH

Recessed arch porch with cornice and corbel mouldings. Tile floor, lighting to panelled front door with fan light over.

ENTRANCE HALL

Ceiling cornice, dado rail, inset bristle doormat, single radiator, power point, high level wall mounted cupboard (housing electrical fuse boxes and meter), stairway rising to first floor, door to understairs storage facility (with three tiers of shelving), original pine doors to reception areas, part glazed door to kitchen.

SITTING ROOM

3.96m (13'0") x 3.33m (10'11")

Front aspect double glazed sash style window, focal point cast iron fireplace, exposed and polished floorboards, ceiling cornice, pendant light point, power points, TV point, media & telecom point, radiator with decorative cover. Open to...

DINING ROOM

3.40m (11'2") x 3.28m (10'9")

French doors to the rear garden, exposed and polished floorboards, former fireplace display, ceiling cornice, radiator, pendant light point, power points.

FITTED KITCHEN

3.05m (10'0") x 1.82m (6'00")

Range of white eye, base and drawer units, granite effect work surfaces and stone tile splash-back areas. Stainless steel sink and drainer with mono tap, inset electric oven, gas hob and matching extractor hood, plumbing and space for washing machine, space for full height fridge freezer, power points, rack of ceiling spotlights, vertical radiator, double glazed window and door to side/ garden aspect.

Half Landing

Part glazed door to...

1ST FLOOR BATHROOM

3.05m (10'00") x 1.82m (6'00")

Modern fully tiled suite with mosaic dado detail. Comprising: Panelled bath, wall mounted chrome shower system and glass shower screen. Pedestal wash basin & low flush WC. Enamel ladder style heated towel rail/radiator, recessed ceiling spotlights, acrylic tile floor & side aspect double glazed window.

FIRST FLOOR LANDING

Ceiling cornice, recessed ceiling spotlights, ceiling hatch to insulated loft space, panelled doors to bedrooms. Also, handy c. 7' x 4' space ideal for i.e. desk, storage or display.

BEDROOM ONE

3.38m (11'1") max x 3.28m (10'9")

Double glazed sash style window to the front aspect, exposed and polished floorboards, door to built-in wardrobe with hanging rail and shelving, radiator, power points, pendant light point.

BEDROOM TWO

3.38m (11'1") x 3.28m (10'9")

Double glazed window to the rear aspect, exposed and polished floor boards, power points, radiator, pendant light point.

BEDROOM THREE

2.44m (8'0") x 1.88m (6'2")

Double glazed sash style window to the front aspect, double power point, radiator, pendant light point.

RAILED FRONTAGE

Neat broken slate frontage and adjacent paved path to arch porch are enclosed by wrought iron railings and pedestrian gate.

WALLED TOWN GARDEN

41' 0" Max. x 18' 0" (12.49m x 5.48m)

A town garden with potential to enhance along with possibility of enhancing the rear access (from Tivoli Land) to create a parking space.

The garden features being fully enclosed by original red brick walls. Nearest the property is a neat sun terrace that leads on to main section of low maintenance stone chip.

Also, External storage also houses 'Worcester' branded gas combination boiler.

TENURE

Freehold

COUNCIL TAX

Band 'C'

EPC Rating

Band 'D' 69/100.

