

5 ANDOVER TERRACE, ANDOVER ROAD,  
TIVOLI, CHELTENHAM, GLOUCESTERSHIRE, GL50 2UT



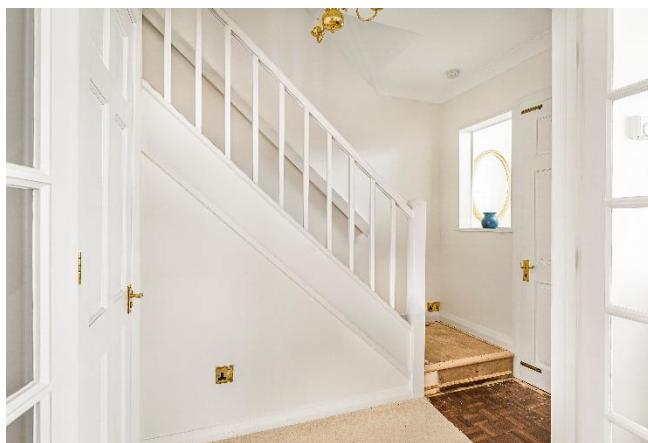


## 5 ANDOVER TERRACE

This attractive cottage forms part of a small terrace of just six properties, set back & screened from the road. On the ground floor there is a WC, sitting room with an adjoining kitchen/dining room and conservatory and on the first floor there are three bedrooms and a bathroom. At the rear is a mature pretty garden with access to a workshop, single garage and two parking spaces.

- Sought after location, convenient for access to many of the town's most popular districts including the Promenade and Montpellier
- Spacious, light accommodation in excess of 1000sqft
- Hall with a cloakroom, sitting room, modern open plan kitchen/dining room fitted with a selection of integrated appliances and an adjoining conservatory
- Three bedrooms, two with generous storage and a bathroom
- Beautifully established rear garden planted with a number of specimen plants and trees including a producing fig tree
- Large workshop with an adjoining single garage, rear gated access to Lypiatt Drive and two parking spaces

Forming part of a small terrace of properties in a desirable location adjacent to the shopping amenities in Tivoli is this charming modern cottage. Offered with no onward chain the accommodation comprises of a porch leading to an inner hall with stairs to first floor and a cloakroom, sitting room with a bow window, open plan kitchen/dining room with an adjoining conservatory with access to the garden. On the first floor is a landing with a cupboard, three bedrooms and a bathroom. Externally the property benefits from a very pretty garden, a large workshop, single garage, rear gated access to Lypiatt Drive and two parking spaces also accessed off Lypiatt Drive.







### SITUATION

Tivoli is without doubt one of the most popular and sought after districts in the town, situated on the periphery of fashionable Montpellier and within walking distance of the Promenade. Locally there is an excellent choice of day to day amenities adjacent to the property including a superb gastro pub/restaurant, café's, delicatessen, wine shop and dry cleaners. Also nearby are the boutiques, restaurants and wine bars in Montpellier and the Suffolk's together with the wide variety of amenities on Bath Road. The town's most prominent schools are also on the doorstep, with Dean Close, Cheltenham College and Cheltenham Ladies' College all reachable on foot.

### GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (C) - £1907.18pa. (2024/2025).

EPC Rating: TBC

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





## Approximate Gross Internal Area 1321 sq ft - 123 sq m

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 452 sq ft – 42 sq m

Garage Area 266 sq ft – 25 sq m

