

# 37 PRINCES ROAD TIVOLI

CHELTEHAM, GLOUCESTERSHIRE, GL50 2TX





This beautifully refurbished period home stands on Princes Road, a quiet road in Tivoli within walking distance of some of the town's most popular districts. Internally, the accommodation is immaculately presented, having undergone an extensive course of renovation by the current owners, including new kitchen, bathroom, flooring, rewiring, and redecorating.

The ground floor accommodation comprises a reception hall with under-stair storage, and leading into all downstairs rooms. At the front, there is a generous reception room with plantation shutters and built-in alcove shelving and storage. There are Crittall-style sliding doors opening into the dining room, which in turn has French doors leading into the garden. At the rear, there is a modern kitchen with a selection of integrated appliances, underfloor heating, and a utility area with space for washing machine, tumble dryer, a wine fridge, and a downstairs WC.

Upstairs, there are two bright and airy double bedrooms with alcove space for storage, and a third, single bedroom which could also be used as a study. There is also a well-equipped modern bathroom with a walk-in shower and separate bath.

Outside, there is a low maintenance garden offering a paved seating area, a decked dining area, and a small astroturf lawn. There is also gated pedestrian access at the rear.

Deemed to be one of the most popular districts in the town, this charming house stands in the centre of Tivoli and is only a short distance from Hatherley Park. Princes Road is a quiet, residential road near to a range of excellent local amenities in both Tivoli, the Suffolks, and the fashionable Montpellier district, all of which offer an interesting and varied selection of public houses, artisan cafes, restaurants, and leisure facilities. On the doorstep is a good choice of schools ranging from nursery to secondary, both state and private, and the location is favourable for access to the M5 motorway at Junction 11 and Cheltenham Railway Station which is less than a mile away.





# Princes Road

Approximate Gross Internal Area = 95.2 sq m / 1,025 sq ft

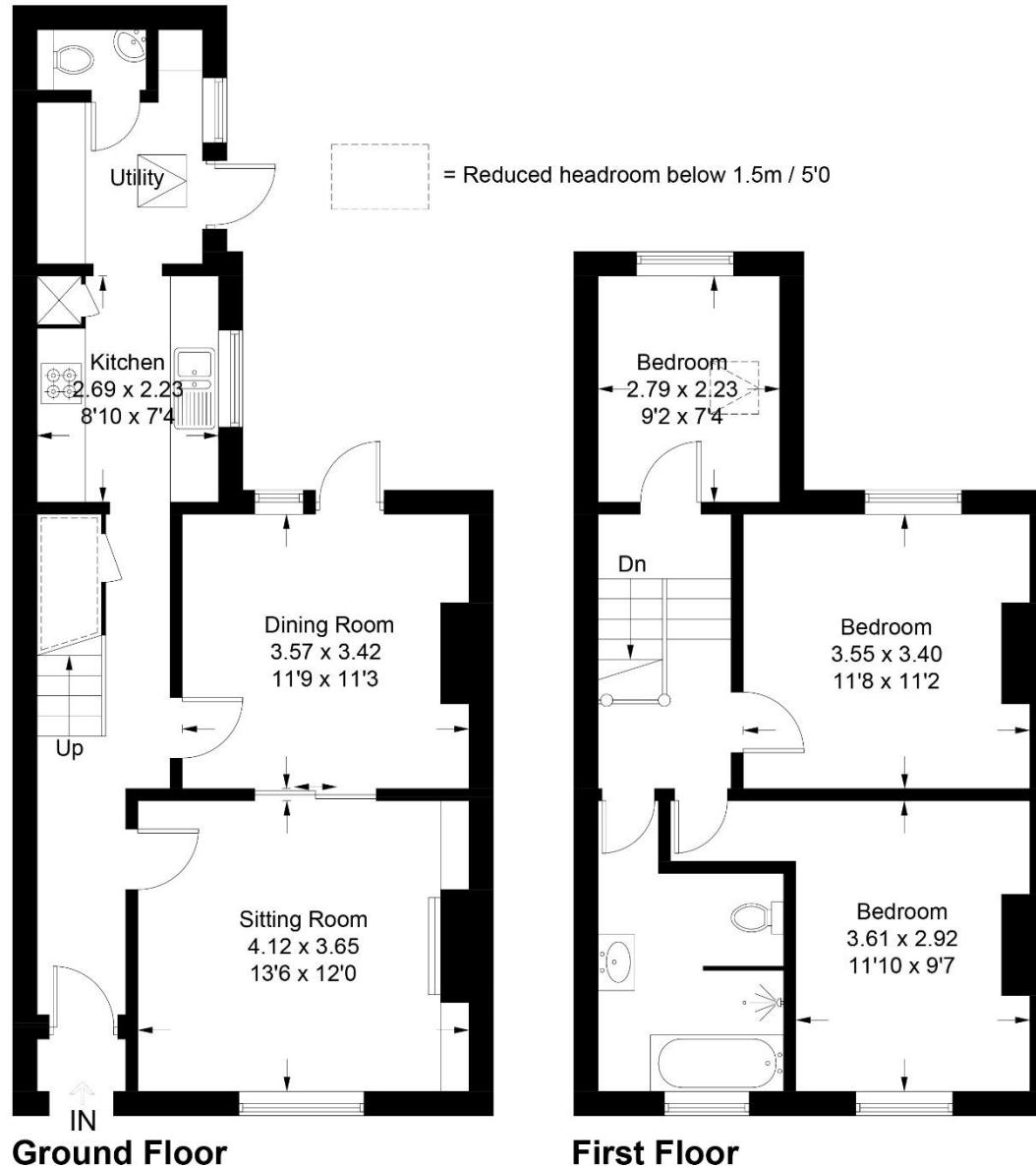


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#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.  
EPC rating: To be confirmed.

#### **COUNCIL TAX BAND**

(C) £2021.25 (2025/2026)

#### **TENURE**

Freehold

#### **VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722