



29 Alexandra Street, Tivoli, Cheltenham GL50 2UQ

A great opportunity to acquire a period town house in the heart of Tivoli offering two bedrooms, two reception rooms, extended kitchen and a upstairs bathroom. c.29' west facing rear garden.





Coming to the market for the first time in 40 years this period end terraced house is arranged over two floors with a c.29'x18' west facing rear garden.

To the ground floor is a entrance hall, two reception rooms and an extended 19' kitchen/breakfast room.

A staircase from the entrance hall leads up to a split level landing off which are the two bedrooms and a good sized well-appointed bathroom.

Outside to the rear is an enclosed paved garden with mature shrubs and climbers. There is pedestrian access to Alexandra Street vis a rear walkway.

The property is being sold chain free and benefits from gas fired central heating to radiators.

### General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

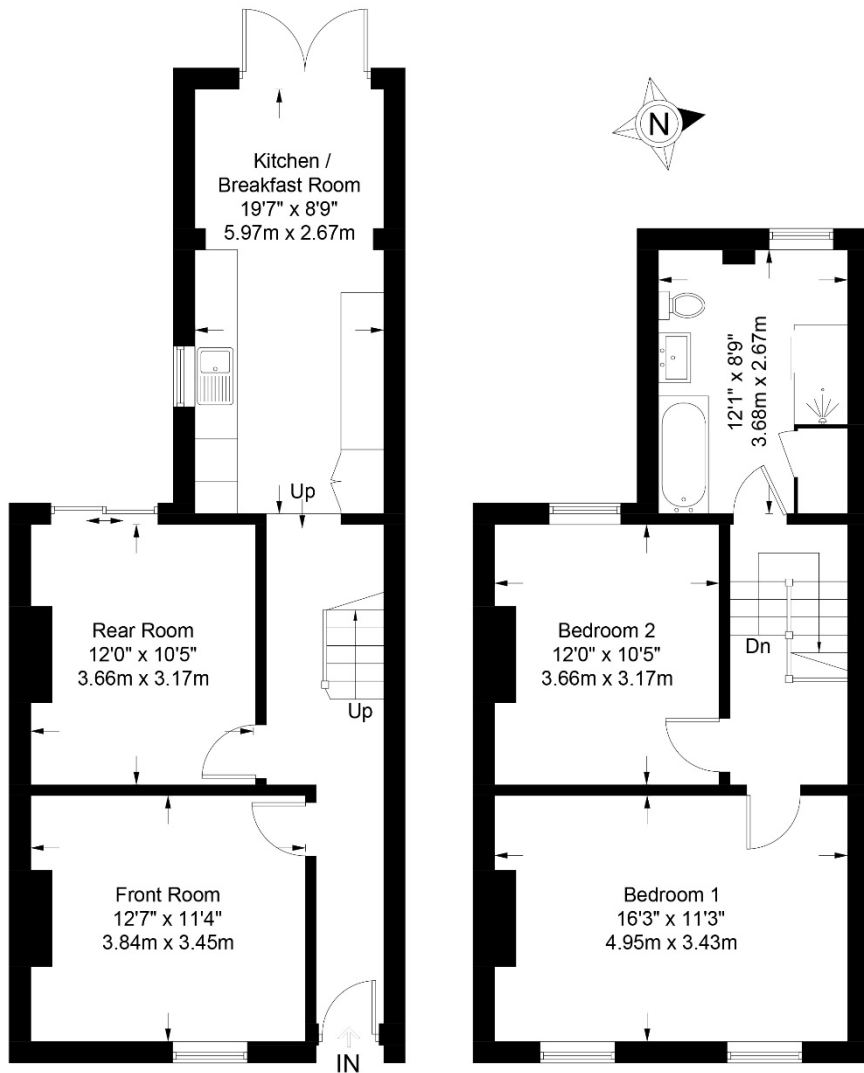
Council Tax: Band C

EPC: D (55/84)

Parking: On street.

Title Number: GR208752





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 Approximate Gross Internal Area 1060 sq ft / 98.5 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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