



29 Albany Road, Tivoli, Cheltenham, Gloucestershire, GL50 2UN

**A THREE STOREY 3 BEDROOM TOWNHOUSE SITUATED IN A VERY POPULAR ROAD IN TIVOLI WITH THE ADDED BENEFIT OF ONE OF THE LARGEST GARDENS TO ADORN THIS TERRACE. OFFERED WITH NO ONWARD CHAIN.**

Albany Road is a quiet area of Tivoli. Offering a distinctive bay fronted design the current owners have maintained and upgraded this three storey property to a good standard.

The accommodation comprises of an entrance hall, which has had a lovely replacement staircase finished in oak with glazed panels installed. The main reception room at the front has been opened up providing a sitting room and dining room. There is also an open fire with inset living flame coal effect basket.

A side return extension to the kitchen has made this generous in size and has sliding patio doors directly to the garden. On the lower ground is currently used as an occasional bedroom with space for two beds, but could easily be used as a media room or home office. There is also a cloakroom.

On the first floor an impressive four piece bathroom has been refitted and is tiled. Both bedrooms are good size with the main bedroom being full width at the front.

**OUTSIDE:**

At the rear, the enclosed garden is c.35' x 15'6" and has gated rear pedestrian access.

**AGENTS NOTES:**

The property is double glazed and has gas central heating and will be sold with the added attraction of being chain free. Parking is unrestricted to the front and neighbouring side roads.







LOWER GROUND FLOOR

RAISED GROUND FLOOR

FIRST FLOOR



Approximate Gross Internal Area = 1325 sq ft / 123.1 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
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**Tenure:** Freehold  
**EPC:** D  
**Council Tax:** C  
**Area:** 1325.00 sq ft  
**Property Ref:** 18905553

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