



5 Albany Road, Tivoli, Cheltenham, Gloucestershire GL50 2NU

An impeccably presented two bedroom period townhouse located in the prime residential area of Tivoli between Montpellier and The Park. Extensively refurbished a few years ago to an exacting standard with exceptional attention to detail and flair throughout, the property itself offers good natural light, as well as a great deal of living and entertaining space.



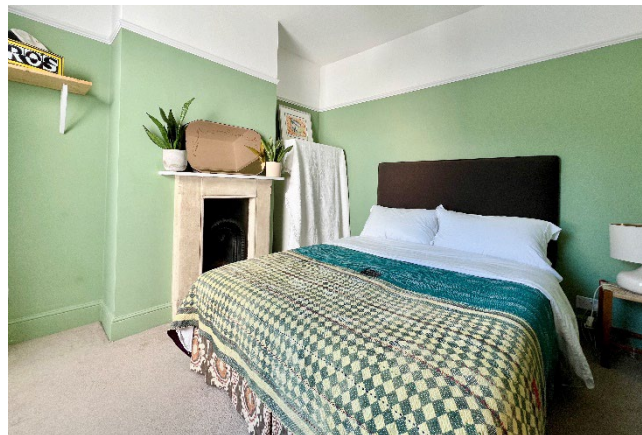


A delightful town house which was extensively refurbished to an exacting standard a few years ago.

To the ground floor is a bright and spacious open plan kitchen/living area, which features a large island and an abundance of natural light from a generous skylight. Full-width tri-folding doors lead seamlessly to a delightful enclosed courtyard garden - a fabulous space for entertaining. An open access from the kitchen leads to a sitting room located to the front of the property which features a bay window and fireplace.

A returning split level staircase and landing lead to the first floor where there are two bedrooms, both with period fireplaces. The principal bedroom boasts built-in wardrobes and a sunny southerly aspect. The contemporary bathroom has been styled sympathetically to the original property with a modern roll-top bath, supported basin, W.C. and a large walk in shower.

The property provides a pleasant blend of old and new with period features and modern attributes including radiator and underfloor heating, double glazed windows, a 'Magnet' kitchen with built in appliances and quartz surfaces. Nickel and brushed brass switches and power points, as well as contemporary fittings, featured throughout. Only an internal view can truly show the quality of this fine property.



General

Services: All mains services are believed to be connected.

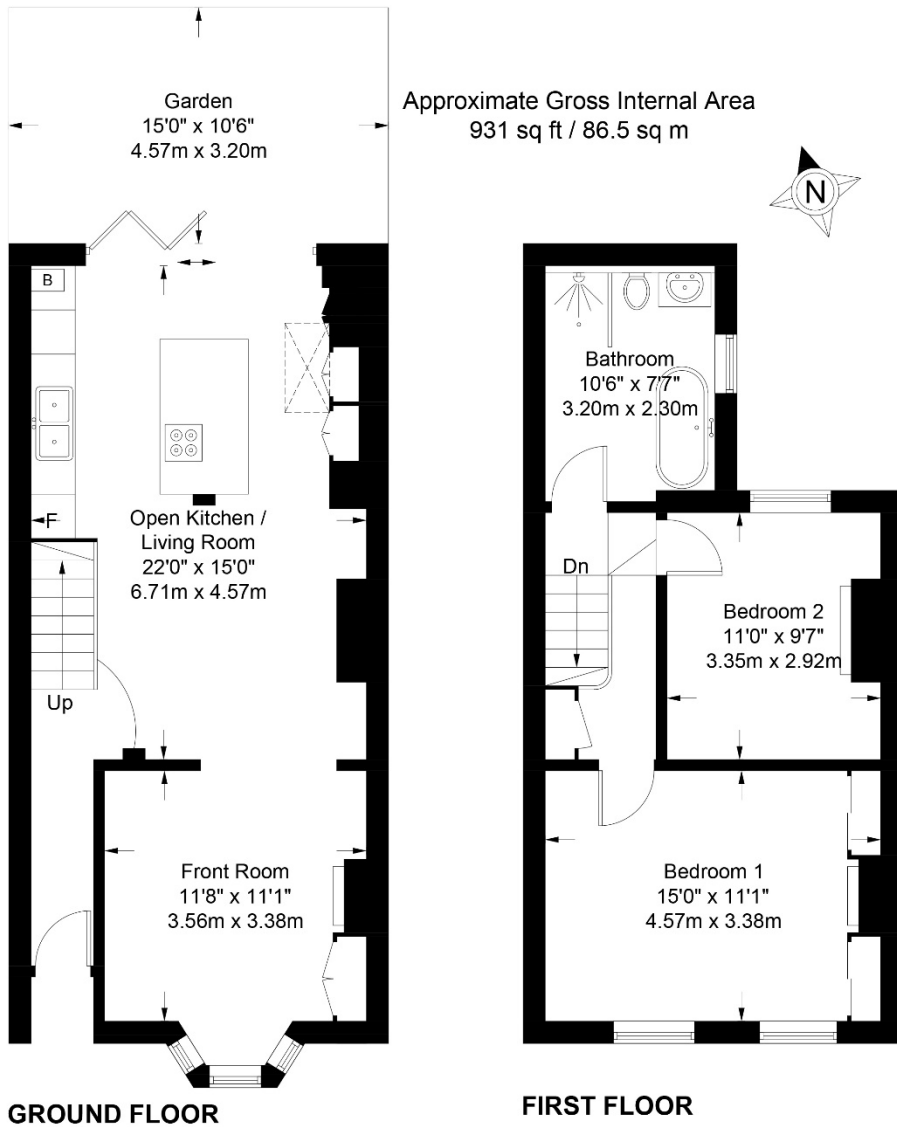
Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: D - 60/78

Parking: On street car parking.

Title Number: GR347093



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Approximate Gross Internal Area 931 sq ft / 86.5 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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48 Andover Road, Cheltenham GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk
www.readmaurice.co.uk