



2 Llandudno Villas, Lypiatt Street, Tivoli, Cheltenham, Gloucestershire GL50 2TZ

A fantastic opportunity to acquire a period town house requiring substantial modernisation within this sought after residential area. Entrance hall, 2 reception rooms, kitchen, shower room, 3 bedrooms bathroom. 45' rear garden & garage.





This period house offers an excellent opportunity to create an amazing family home.

Located in a prime residential area close to central Cheltenham the property will require an extensive modernisation and improvement program to realise its full potential.

The well-proportioned accommodation is arranged over two floors and comprises to the ground floor of an entrance hall, two reception rooms, kitchen and a ground floor shower room with W.C.

To the first floor are there bedrooms and a bathroom.

To the rear of the property is a c.45'x18' garden with a DETACHED GARAGE (c.14'x8'4) accessed via Bakehouse Lane.

General

Tenure: Freehold

Services: All mains services are believed to be connected

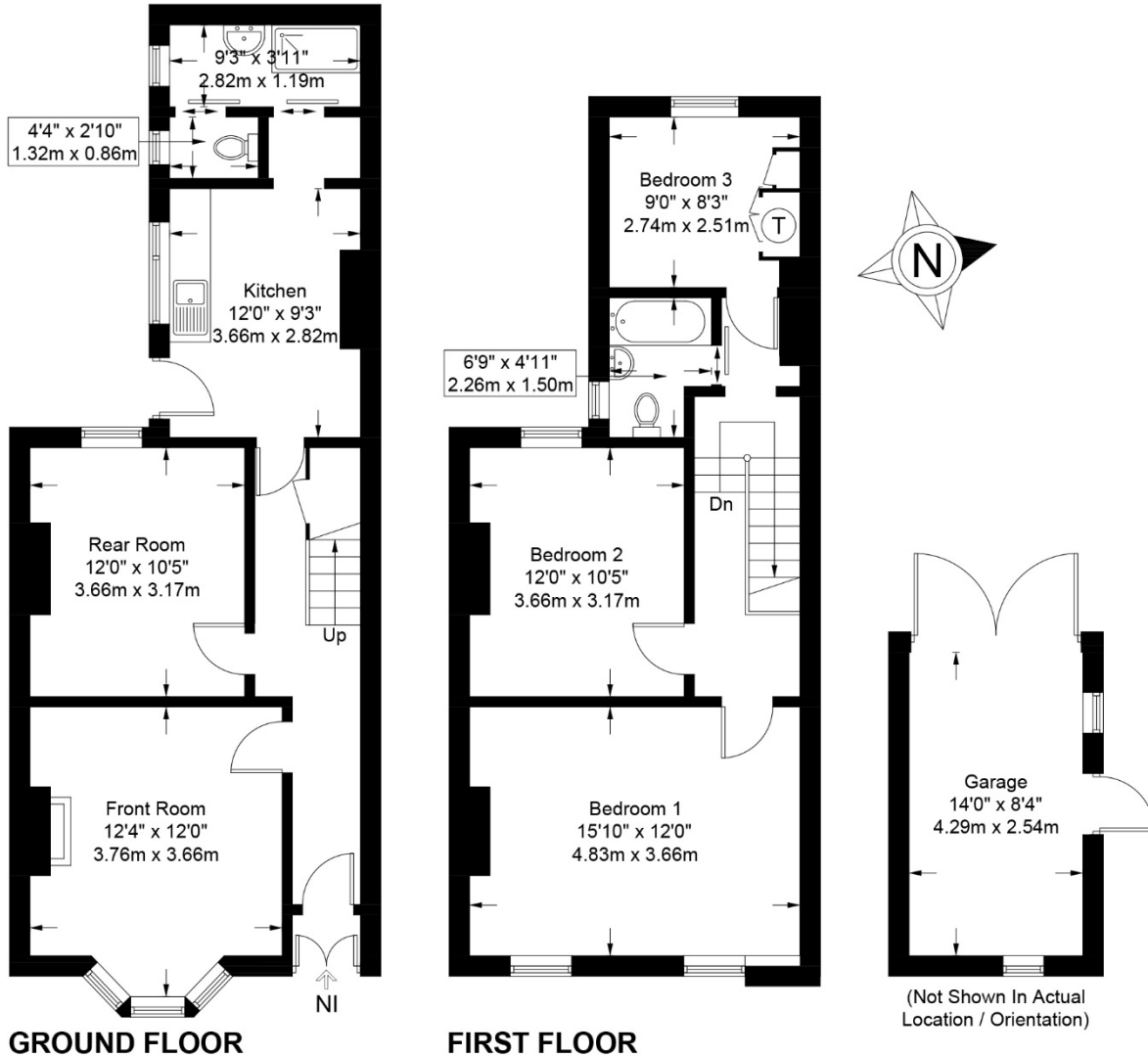
Local Authority: Cheltenham Borough Council

Council Tax: Band D

EPC: E (45/79)

Parking: Unallocated on street car parking to the front and a detached garage to the rear





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 Approximate Gross Internal Area 1123 sq ft / 104.3 sq m (plus garage)

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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