



18 TIVOLI STREET
CHELTENHAM, GLOUCESTERSHIRE, GL50 2UW

AN EXCITING CHANCE TO ACQUIRE A VERY WELL PRESENTED TOWNHOUSE IN TIVOLI.

Description

18 Tivoli Street is a fine example of a fully refurbished and tastefully presented townhouse in one of this area's most sought-after locations. The property has been extended on the ground floor.

It has a neat frontage setback from the road with wrought iron railings and path leading to the entrance. At the front, the sitting room has a generous ceiling height and a wood burning stove. Twin cabinets provide useful storage.

At the rear an impressive open plan reception area with a snug area leading through to the dining area which has a roof lantern and bi-folding doors leading to the garden. The kitchen is fully fitted with a range of units and a sizable island. There are also integrated appliances. Underfloor heating covers the kitchen and dining area.

Adjoining the kitchen is an extremely useful utility room which has space for two domestic appliances and a lavatory. The understairs cupboard also has a network CAT5 distribution panel. Upstairs there are three bedrooms, the master bedroom has bespoke floor to ceiling wardrobes. There is also a bathroom and separate shower room.

Garden

The rear garden is a c.30' (9.1m) fully enclosed garden designed for maximum enjoyment and ease of maintenance. This includes a recently installed composite raised decked area to enjoy the last of the evening sunshine and contemporary raised planters with two fine maturing olive trees. There is also a useful timber garden shed for storage. Rear access is approached via Tivoli Lane, which could create off-road parking if desired.

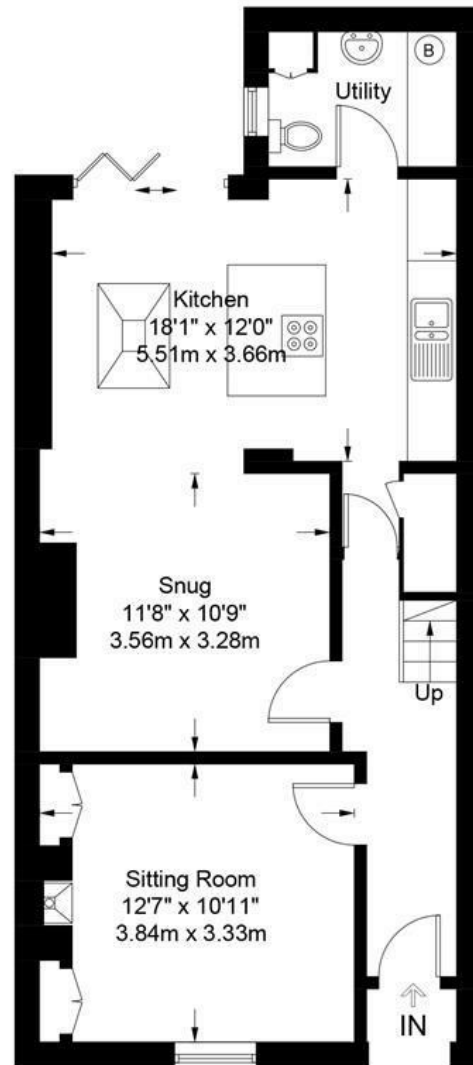




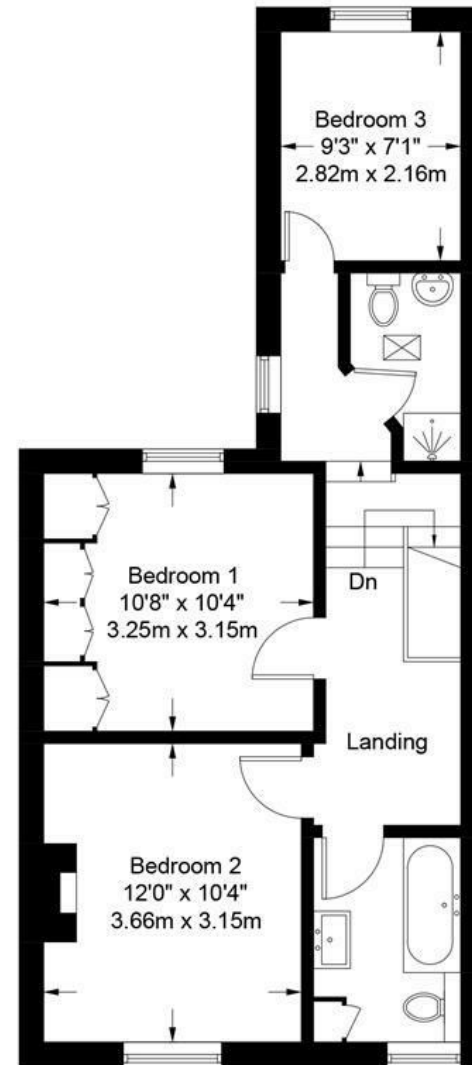








GROUND FLOOR



FIRST FLOOR



Approximate Gross Internal Area = 1112 sq ft / 103.3 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Services: All main services are believed to be connected

Local Authority: Cheltenham Borough

EPC: 67

Title Number: 19219649

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 fitting. Room sizes should not be relied upon for carpets and furnishing. 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.

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48 Andover Road
Cheltenham
GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk