



8 Albany Road, Tivoli, Cheltenham, Gloucestershire GL50 2UL

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Located in a sought after residential area of Cheltenham between Tivoli and The Park, this traditional family home offers good sized accommodation arranged over three floors. Extended ground floor living space, 4 bedrooms, two bathrooms and a 113' southerly facing rear garden.





A fantastic family house built in the 1950s which has been extended to the ground floor and enlarged into the roof space.

To the ground floor is a wide entrance hall, front sitting room with bay window and fire place. To the rear of the property is an extended and redesigned living space incorporating a well fitted and appointed kitchen with an extensive range of base and wall mounted units and granite surfaces. In addition there is a dining area and steps lead down to an additional sitting room with views over the garden.

The first floor provides a landing, family bathroom with modern suite, two double bedrooms and the fourth bedroom / study. Stairs lead up from the landing to the second floor where the master bedroom is found together with a ensuite shower room.

To the rear of the property is a mature south facing garden (c.113'x23') with a paved sitting out area adjoining the property and a lawn with mature shrubs leading to a further raised sitting area. The garage (c. 14'4x8'2) is accessed via a shared driveway. In addition there is some under house storage accessed at the side of the house.

The property is well presented throughout and features, wooden flooring to the ground floor, gas fired central heating to radiators and uPVC framed double glazed windows,

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council

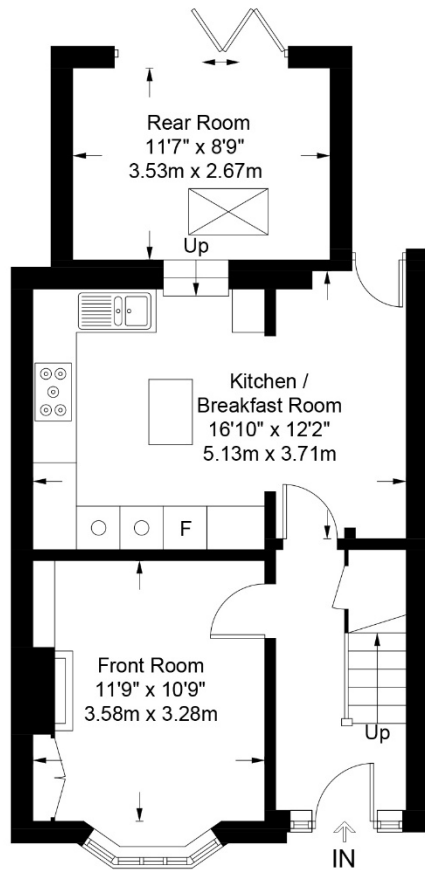
Council Tax: Band D

EPC: C (69/79)

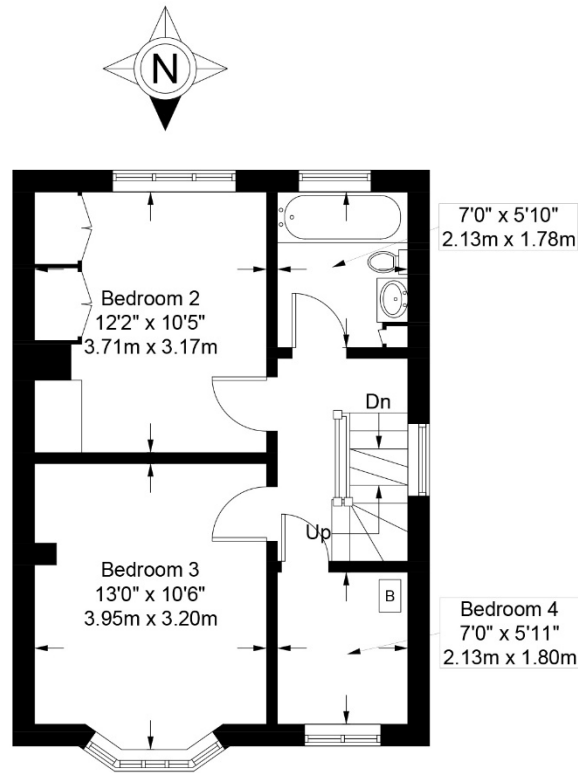
Parking: There is on street car parking and a garage accessed via a shared drive.

Title Number: GR173054

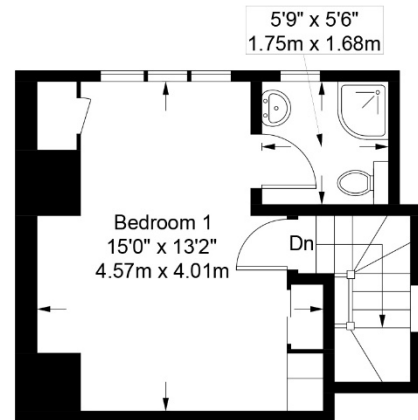




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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 Approximate Gross Internal Area 1189 sq ft / 110.5 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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