



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

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A traditional four bedroom semi-detached family house located in a sought after residential area which has been extended and reconfigured to create a charming family home featuring well-proportioned accommodation over two floors.





A charming semi-detached house which has been extended and enlarged to create a lovely family home.

Entering the house via the front door, you are immediately struck by the generous entrance hall and staircase rising to the first floor. Under the stairs is a storage cupboard and a cloakroom with basin and W.C.

To the left is the main sitting room which has a contemporary fire and a half bay window overlooking the front garden. The hall continues through to the open kitchen/family room, a wonderful space which has direct access out to a raised balcony and spiral stairs leading down into the garden. There is a comprehensive range of units incorporating a peninsular surface with units below and a fitted oven and hob. Open access from the kitchen leads to a fitted utility room with sink and door to the rear balcony.

Back to the main hall where stairs lead up to a wide landing off which are the four bedrooms and the main bathroom. The master bedroom has fitted wardrobes to one wall and a wide window with views over the rear garden. The bathroom is well appointed with a white suite comprising W.C, basin, bath and separate shower.

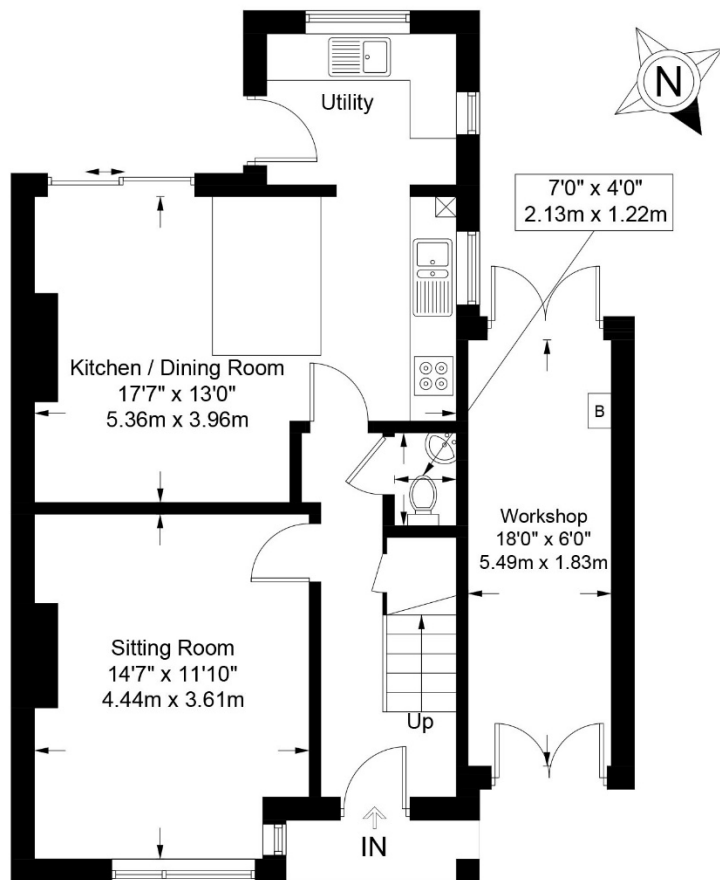
Externally, to the side of the house under the third bedroom is a workshop c.(18'x6') which houses the gas boiler for central heating and hot water and has double doors at either end giving good access from the front to the rear. A spiral staircase from the ground floor balcony drops down into the rear garden. Under the balcony are a set of double doors which access a good sized cellar/storage room which has power light and plumbing. Head height is restricted to 5'6 and 4'6. Adjoining the cellar is an additional storage room (c.8'x6'7) with double doors and 4'6 head height.

The rear garden (c.35'x27') has a southerly aspect and is enclosed by hedging, fencing and brick walling. The mature garden has a paved terrace adjoining the property with a circular lawn and sitting area beyond. Mature shrubs are planted in well-tended beds.

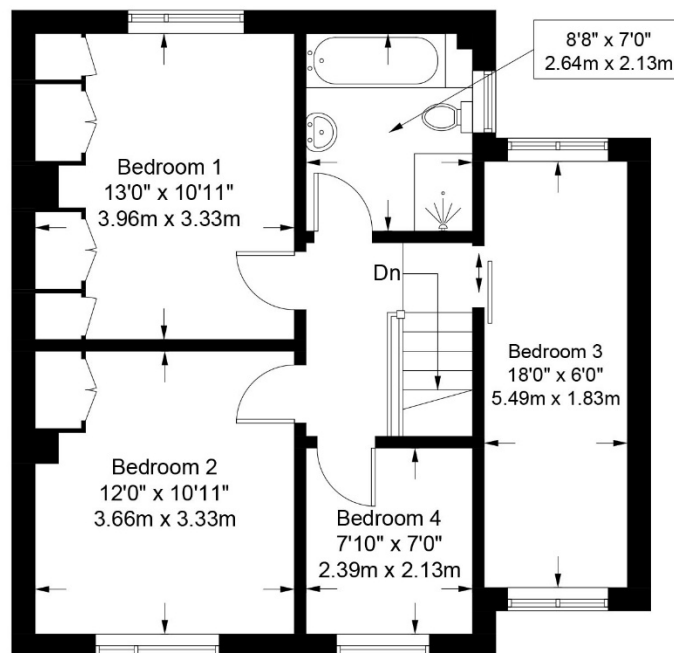
To the front is a mature garden with off street car parking.

The property is well presented throughout and features oak flooring, double glazed windows and gas fired central heating.





GROUND FLOOR



FIRST FLOOR



General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham borough Council.

Council Tax: D

EPC: C – (70/80)

Parking: Off street

Title Number: GR205813

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Approximate Gross Internal Area 1244 sq ft / 115.6 sq m (including workshop).

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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