



33 DAGMAR ROAD, TIVOLI, CHELTENHAM, GLOUCERSTERSHIRE, GL50 2UG

A VERY WELL PRESENTED AND EXTENDED 3 BEDROOM TOWNHOUSE IS TIVOLI WITH A VERY IMPRESSIVE LIFESTYLE KITCHEN, TWO FURTHER RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN WITH ACCESS.

The property
33 Dagmar Road is a well presented and impressively extended end of terrace in the popular area of Tivoli. The property is set back from the road with a neat frontage enclosed by wrought iron railings. On entering the property, the hall has a perfectly laid oak parquet floor in a herringbone design which extends through to the rear reception area.

It provides access off to all the ground floor reception rooms. At the front is a cosy sitting room ideal for TV watching or a quieter area from the hub of the house. The rear has been extended and is contemporary in design. A snug is used as a very convivial chillout space and intricate wall openings enticing you into the very impressive open plan reception room which benefits from underfloor heating. This space includes a fully fitted kitchen with integrated appliances and an island unit with space for sitting. The rear part of this room has a spacious dining area and access through to a cloakroom. The garden is accessed through bi-fold doors.

On the first floor are three bedrooms and a very smart bathroom. A high-quality drop-down wooden ladder provides access to the attic (an ideal clean storage solution) which has power and light and two Velux windows to the rear overlooking the garden.

Rear Garden
The garden is 27' in length and is west facing which enjoys a sunny aspect and the evening sunshine. It has been designed for maximum enjoyment, enclosed to all sides, and has gated pedestrian access to Alexandra Street. There are raised sleeper beds and a small lawn area with a bespoke storage shed. A paved terrace provides a seating area and there is an outside water tap.

Also included
The property is double glazed and has central heating.



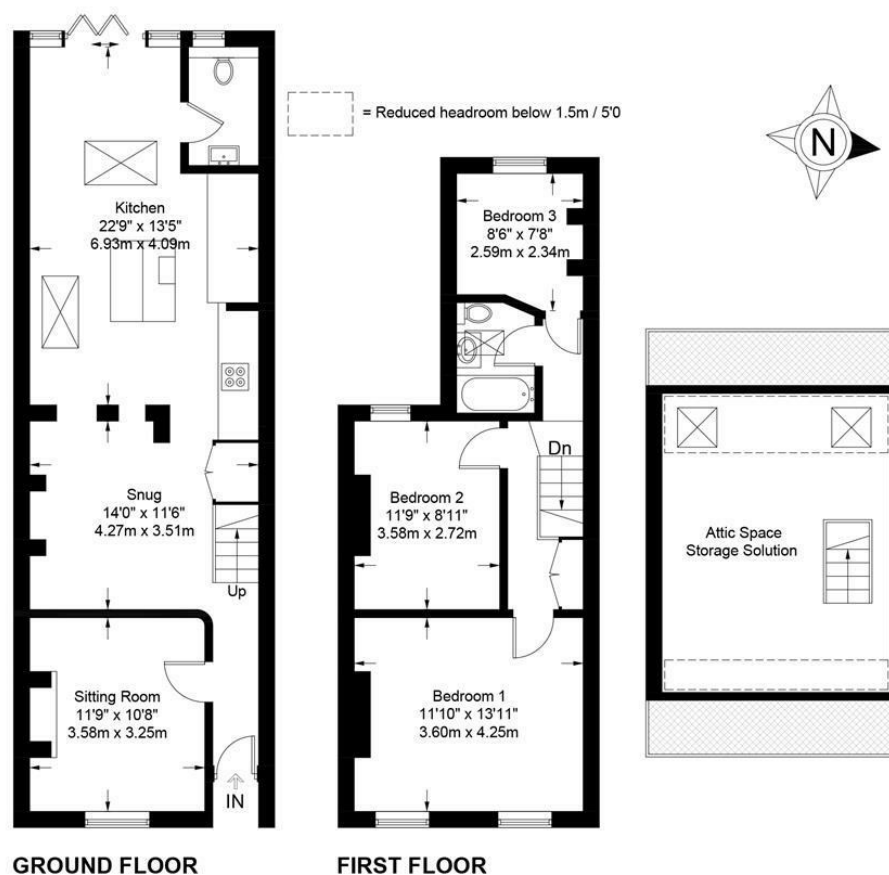












Services: All main services are believed to be connected

Local Authority: Cheltenham

Council Tax Band: C

EPC: D:66

Title Number: GR187240

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