



25 Lypiatt Street, Tivoli, Cheltenham, Gloucestershire GL50 2UD

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An extended and improved two/three bedroom period town house located in a wide residential street in the much favoured residential district of Tivoli. Briefly the accommodation comprises entrance hall, front sitting room/dining room/bedroom, modern fitted kitchen, rear room with views of the garden, cloakroom with scope to return to an ensuite shower room, two double bedrooms both with ensuites. 59' enclosed rear garden with a GARDEN ROOM/OFFICE.





A well-presented Tivoli townhouse which is both sympathetic to the origins of the house whilst having a modern feel.

Entering the house via the front door you are welcomed into an entrance hall with partly panelled walls and a stripped wood floor. To the front of the house is a front room which has a window with half plantation blind and a feature fireplace surround. This flexible room can be a sitting room, dining room or a third bedroom. A door leads to a cloakroom with W.C., basin and store room which retains the shower tray and plumbing to return it to a shower, making the room ensuite.

The entrance hall opens into a good sized kitchen/breakfast room which is fitted with modern units and again has a stripped wooden floor. A open access from the kitchen leads into the rear sitting room which is bathed in natural light having several roof windows, floor to ceiling windows and glazed double doors leading into the garden.

The first floor comprises the master bedroom located to the rear of the property. The ensuite bathroom is well appointed with a modern suite including a shower bath. To the front of the property is the second double bedroom which has a modern fitted ensuite shower room.

The rear garden (c.59'x14') is enclosed with a block paved patio adjoining the house. a step up and pathway leads to a lawn with established shrubs and a useful garden tool store. At the end is a fantastic GARDEN ROOM/HOME OFFICE (c.11'4x8,8) which creates an extra versatile space with mains electricity and wired internet connection.

This delightful property has recently been redecorated throughout internally and is being sold chain free. Central heating is gas fired to radiators via a combination boiler located in the roof space and the property features double glazed windows.





## General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band D

EPC: C (70/87)

Parking: Unallocated on street parking.

Title Number: GR81331

PLEASE NOTE: The fridge/freezer, washing machine and garden items are available by separate negotiation.

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Approximate Gross Internal Area 947 sq ft / 88 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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