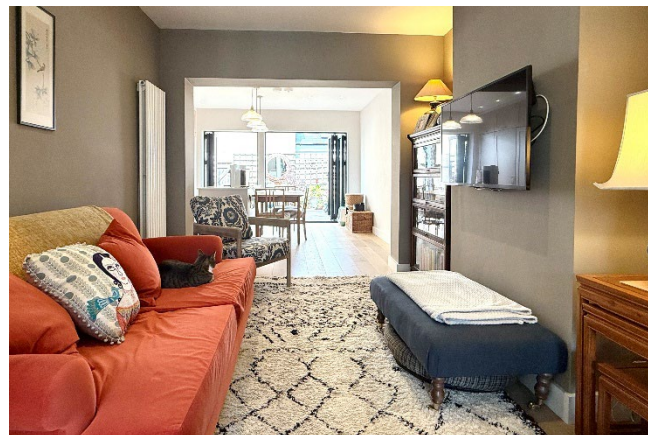




17 Albany Road, Tivoli, Cheltenham, Gloucestershire GL50 2UN

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A charming period property which has been extended and reconfigured to create an amazing home with a modern contemporary feel. Briefly comprising, entrance hall, cloakroom, front sitting room, snug sitting room, open kitchen/breakfast room, master bedroom with ensuite, second bedroom with Juliet balcony, study/third bedroom and main bathroom. Enclosed garden (c.16'x14').





Steps lead up, to a recessed entrance and front door. On entering the house you are immediately struck by the light and space. The hall is semi open to the sitting room which has a bay window to the front and Crittall styled black steel doors leading through to the snug sitting room. Continuing through you enter a wide kitchen/ breakfast room which has two sets of folding doors opening into the rear garden. The kitchen has a bank of units to one wall incorporating the boiler, oven, fridge/freezer, utility cupboard with plumbing for a washing machine and a central unit with folding pocket doors and a sink unit set into a quartz surface. In addition there is a island with inset hob and draws for storage.

The hall has stairs rising up to the first floor and to the far end a modern fitted cloakroom.

The first floor landing is split and to the front is the principal bedroom with two windows and access to a well-appointed ensuite shower room with basin W.C. and shower cubicle. In the middle of the property is a study/occasional bedroom with tall ceiling and a large roof window. To the rear of the property is the second bedroom which has folding glazed doors to a Juliet balcony and views over the rear garden. The main bathroom is of a good size with tiled walls and a white suite comprising, bath with hand held shower, W.C. and basin.

Outside to the rear is an enclosed decked courtyard garden (c.16'x14') which has a gate leading to a shared pedestrian access to Alexander Street.

The property is well presented throughout and features oak flooring throughout the ground floor, Crittall styled steel door and panel room divide and modern bathroom and kitchen fitments. Heating is gas fired to radiators.

General

Tenure: Freehold

Services: All mains services are believed to be connected

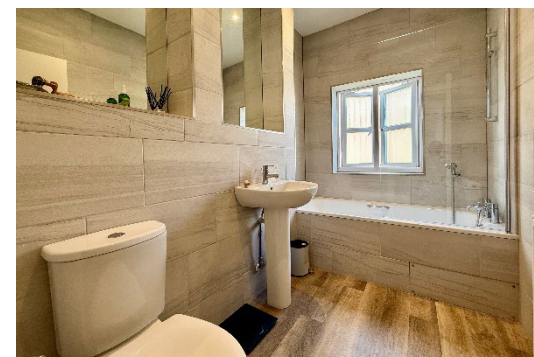
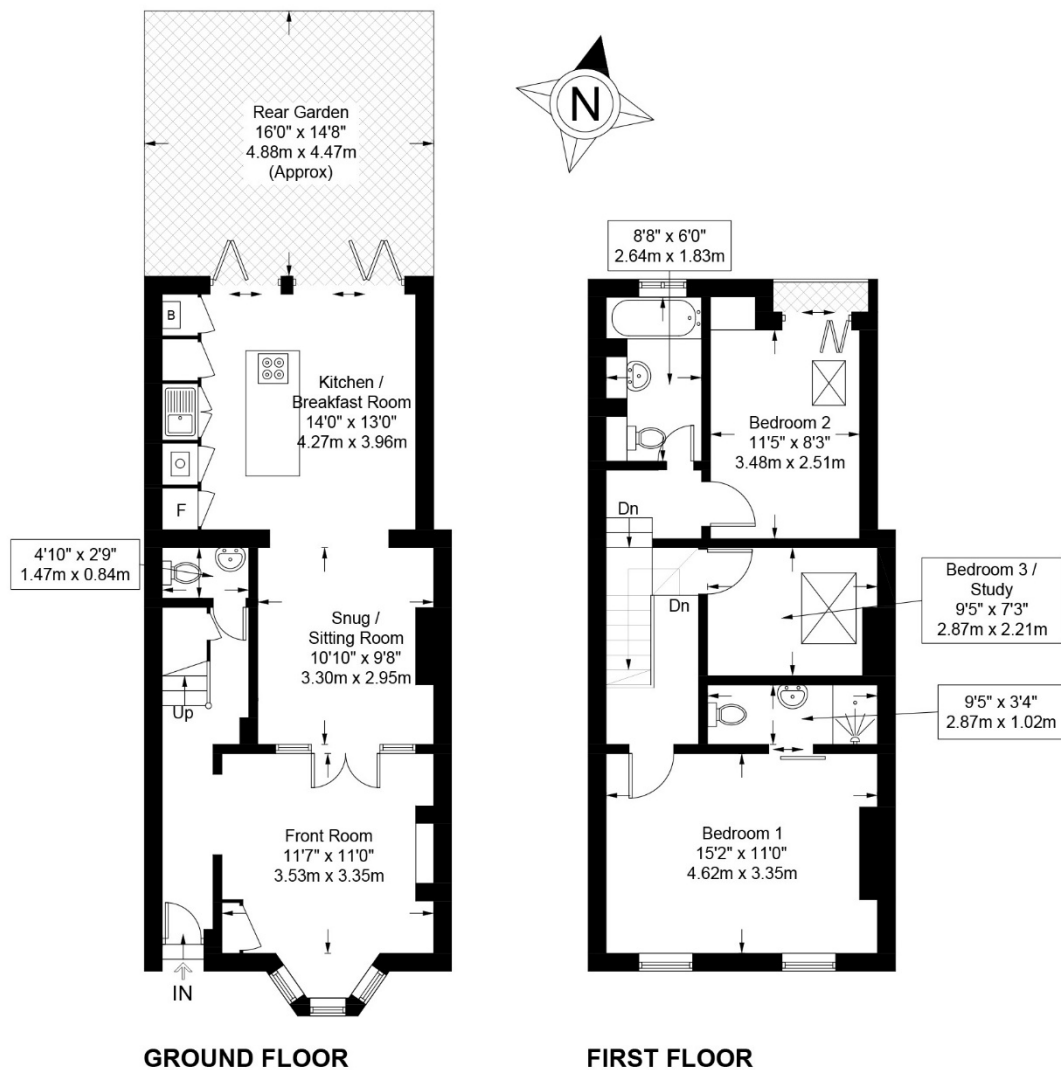
Local Authority: Cheltenham Borough Council

Council Tax: Band C

EPC: C (71/87)

Reading: On street car parking





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 Approximate Gross Internal Area 1056 sq ft / 98.1 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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