



22 Tivoli Street, Tivoli, Cheltenham, Gloucestershire GL50 2UW

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A lovely period town house which is well presented throughout featuring a stunning living space to the rear of the property. Briefly the accommodation comprises a wide entrance hall, sitting room, modern open plan living space with fitted kitchen, cloakroom, 3 bedrooms and a family bathroom. 31'x21' rear garden with GARAGE.





Tivoli Street is a popular residential street with pastel coloured houses set behind railings offering a convenient location close to most facilities.

The front door opens into a wide entrance hall with stairs rising to the first floor. To the front of the property is the sitting room with a fire place housing a wood burning stove and cupboard to the chimney breast recess. The rear of the property has been extended and reconfigured to provide excellent living space ideal for modern day living. The modern well-appointed fitted kitchen with granite work surfaces, inset deep sink and appliances (fridge/freezer, Bosch double oven, Bosch 5 ring gas hob, hood and NEFF dishwasher) is incorporated into the space along with a dining and sitting area.

Folding doors open into an enclosed paved rear garden. In addition there is a useful cloak/utility room.

Stairs with wooden treads lead up to a split level first floor landing off which are three bedrooms and a good sized bathroom, fitted with a traditionally styled white suite comprising, bath, W.C., basin and a shower cubicle.

Outside to the rear is a 31'x21' garden enclosed by brick walling and wooden fencing, The garden is paved and has a useful storage shed. Set within the garden is a detached 16'x10'10 timber constructed garage accessed via Tivoli Lane.

This lovely house is well presented throughout and has many pleasing features including pine doors, hard wooden and tiled flooring to the ground floor and lots of natural light. In addition it features double glazed windows and a gas fired central heating systems to radiators.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

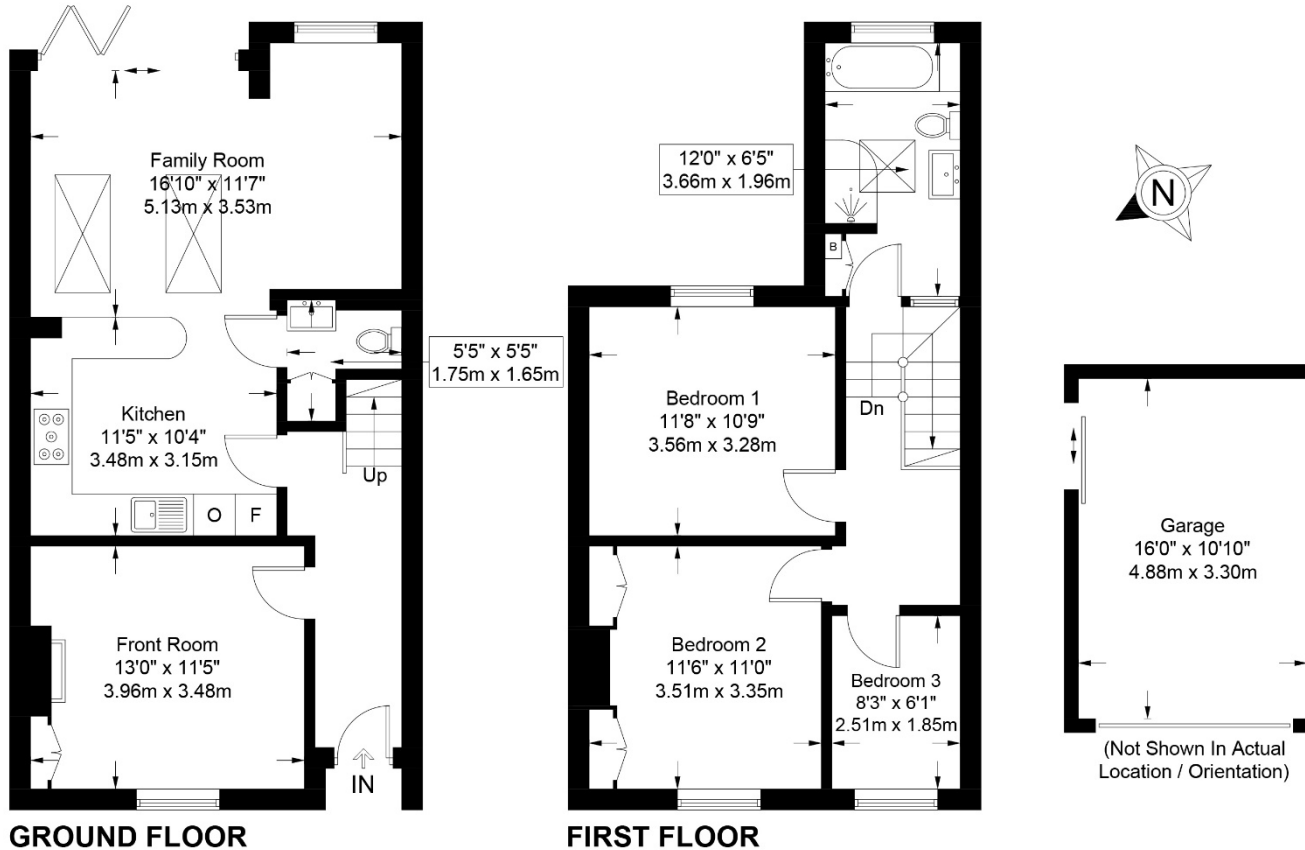
Council Tax: Band D

EPC: D (59/81)

Parking: On street un allocated car parking.

Title Number: 160076





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Approximate Gross Internal Area 1081 sq ft / 100.4 sq m plus garage 174 sq ft / 16.2 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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