



9 PRINCES ROAD, TIVOLI, CHELTENHAM GL50 2TX

THE PROPERTY

This smart two bedroom property is located on Princes Road in Tivoli. Traditionally configured and still retaining many original features it will be found in excellent condition.

GROUND FLOOR

At the front of the property is the sitting room with an open unrestricted view over Dagmar Road. It has a fireplace and a fitted bespoke cabinet to the side. The rear is a spacious open plan reception room which has provides ample space for dining and a further sitting area overlooking the garden. The kitchen is fitted with an array of base and wall mounted units and ample space for domestic appliances. There is also a downstairs WC.

Both the hall, sitting and dining room has luxury herringbone solid oak flooring.

FIRST FLOOR

Newly carpeted stairs lead up to the first floor which has a mezzanine landing. The bathroom is fitted with a contemporary style white suite which has a bath with a shower over, vanity wash basin and lavatory. It also has electric underfloor heating making the tiled floors provide a lovely ambient heat during the cooler months.

The master bedroom has two sash windows that provide a far reaching southerly view over the towns skyline. There is a bespoke cabinet with display shelving above and an original cast iron fireplace. The second bedroom is also generous in size.

OUTSIDE

The front is enclosed by wrought iron railings. The rear garden (c.24' x 12') is enclosed to all sides by close board fencing. There is a block paved patio area with a raised seating area designed for ease of maintenance. There are flower borders to the sides. A gate provides access along a rear path accessed via Lypiatt Street to the west which is useful for the occasional delivery or a convenient way to bring a bicycle to the property.

PARKING

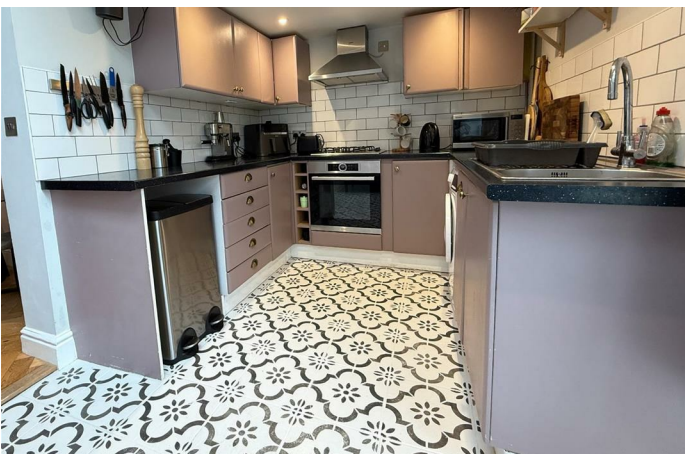
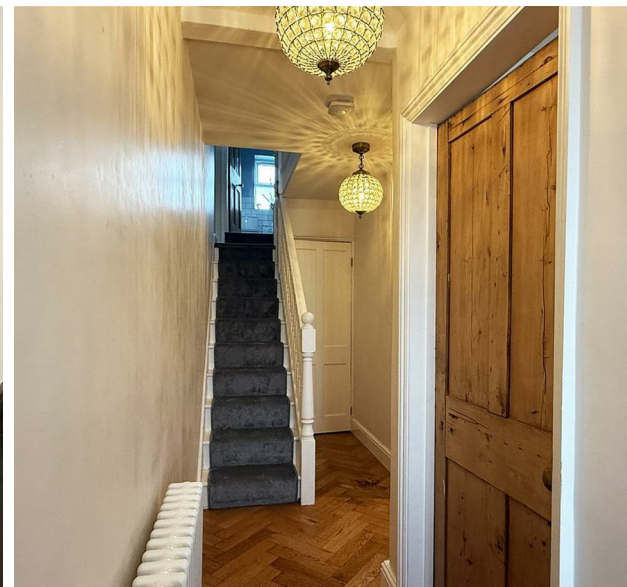
Parking in Tivoli is unrestricted and kerbside spaces are available to the front of the property and along any of the adjoining roads.

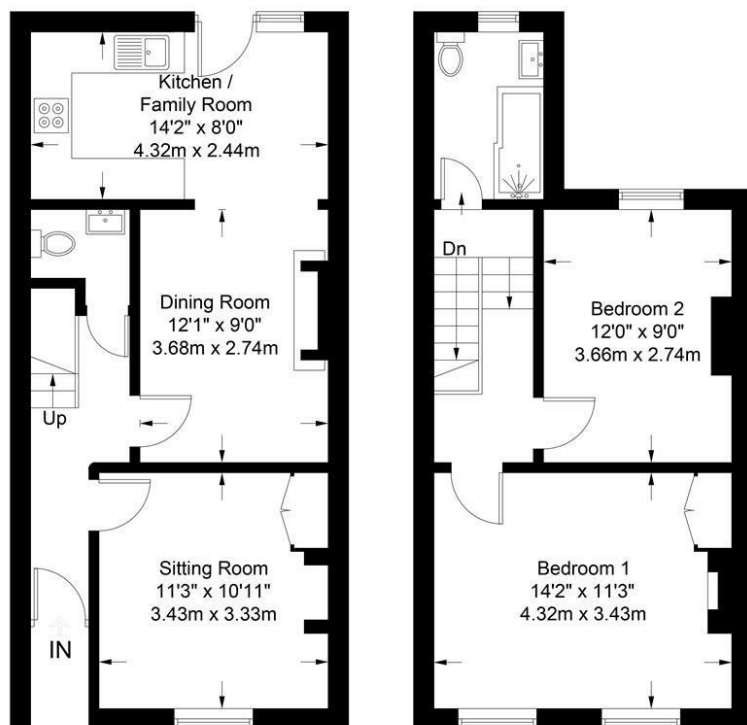
AGENTS NOTE

The property is double glazed and is heated by gas central heating. It also has plantation blinds on the front elevation.

A 2 BEDROOM TOWNHOUSE LOCATED IN THE HIGHLY SOUGHT AFTER AREA OF TIVOLI

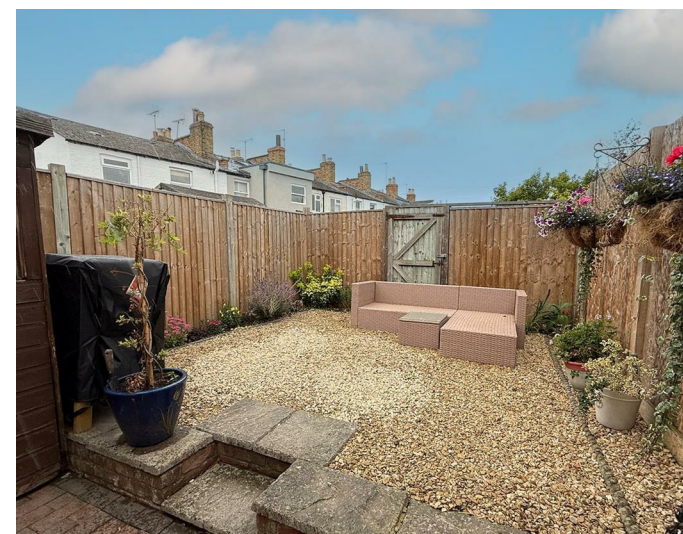






Approximate Gross Internal Area = 837 sq ft / 77.8 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
Copyright Read Maurice. (ID1237877)



EPC: Band D

Rating: 64

Council Tax: C

Area: 837.00 sq ft

Title Number: GR104069

readmaurice

48 Andover Road, Cheltenham, GL50 2TL

Tel: 01242 241122

Email: post@readmaurice.co.uk

www.readmaurice.co.uk

9 PRINCES ROAD, TIVOLI, CHELTENHAM GL50 2TX

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. PRN: 19487940 - Date of printing 4th December 2025