



TREWSBURY LYPIATT STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 2TY



**A WELL-PRESENTED THREE BEDROOM TERRACED HOUSE STANDING ON LYPIATT STREET A FAVOURED AREA OF TIVOLI. THE PROPERTY WILL BE FOUND IN EXCELLENT CONDITION.**

**THE PROPERTY**

This three bedroom Victorian townhouse is a fine example of a classic Tivoli property. Tivoli is a fashionable area of Cheltenham which is favoured for its exceptional range of independent shops and amenities with the larger areas of Montpellier, The Bath Road and The Suffolk's only a short distance away.

**ACCOMMODATION**

On entering the property the smart hallway provides access to all the accommodation.

The principle reception rooms are open plan with the sitting room enjoying a feature fireplace with inset wood burning stove and the rear dining area having double doors providing access to the courtyard garden.

The kitchen is very well designed and has a host of fitted base and wall units plus ample space to dine. There are integrated appliances namely SMEG hob, electric oven under, dishwasher, fridge freezer and washing machine.

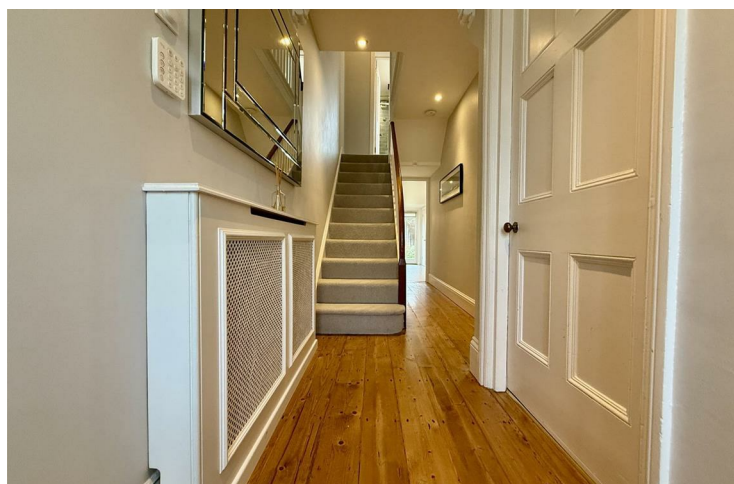
On the first floor is a four piece family bathroom and three bedrooms.

**OUTSIDE**

To the rear is a neat and manageable west facing courtyard garden (which measures 18'5" x 18'8" extending to 32'6" to the return with the dining room). It enjoys the majority of the late afternoon and evening sunshine and a great entertaining space to enjoy. There is also a pedestrian gate giving rear foot access to Bakehouse Lane providing the property with beneficial rear access.

**AGENTS NOITE**

The property has gas fired central heating and is double glazed. Unrestricted parking is available to the front of the property and nearby roads. Tivoli has an array of independent shops, cafes and florist. Suffolk Road and Montpellier are all within easy walking distance as is Cheltenham Spa train station.



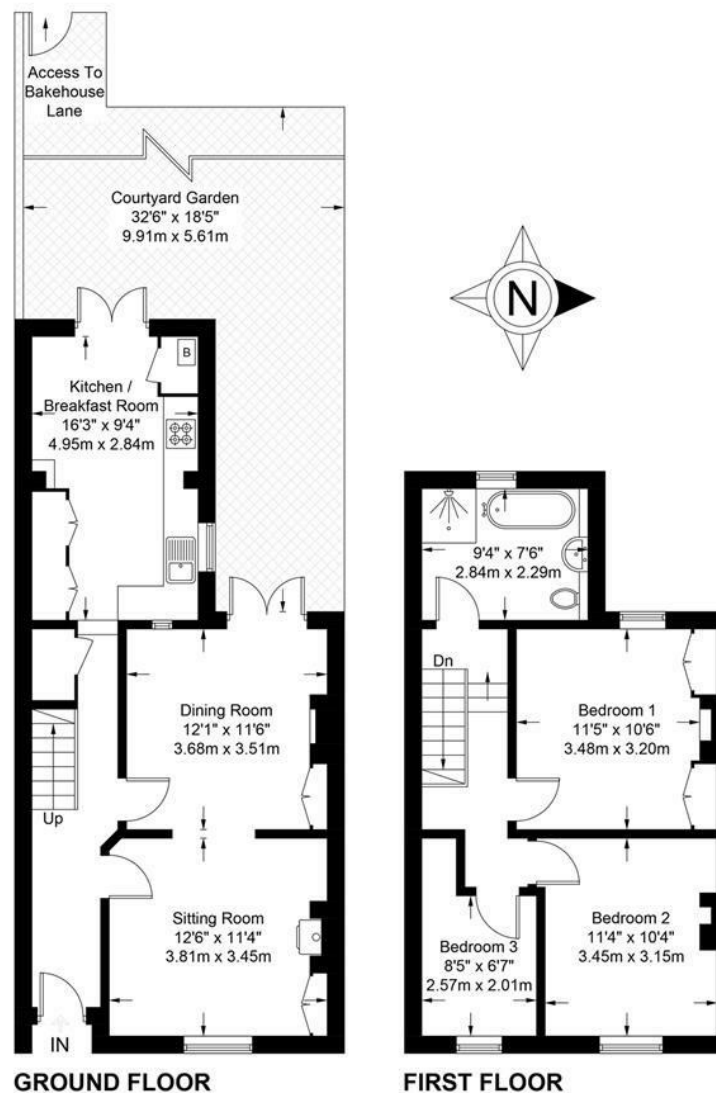






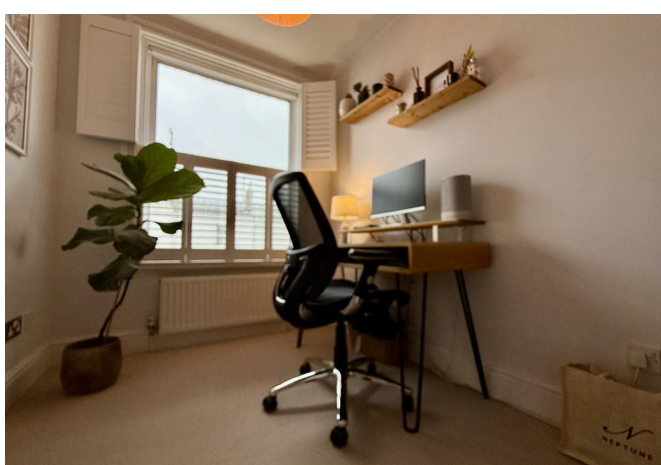
**Tenure:** Freehold  
**EPC:** D  
**Council Tax:** C  
**Area:** 1021.00 sq ft  
**Property Ref:** 19519757

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Approximate Gross Internal Area = 1021 sq ft / 94.9 sq m

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