



**25 HATHERLEY STREET  
TIVOLI  
CHELTENHAM  
GL50 2TT**



**Total area: approx. 130.3 sq. metres (1402.9 sq. feet)**  
Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.





## Offers In The Region Of £425,000

A most charming period terraced home found in the popular Tivoli area of Cheltenham – convenient for The Promenade, Montpellier and the Bath Road. This well loved house is very well kept but is ripe for someone to re-model. Gas centrally heated & double glazed it offers entrance hall, living room, family room open to dining room, unconverted cellar, kitchen, utility cupboard, bathroom, first floor are two double bedrooms and a cloakroom (wc). There is a garage at the rear with electric up and over door and a first floor studio room (ideal for conversion to a home office or similar – subject to any permissions required). There is a pretty garden which faces c. south-easterly. The front of the property will be re-painted in the next few weeks and we understand the parapet has been re-leaded. There is also lapsed planning permission for a first floor bathroom. Cheltenham Borough Council - 11/00853/FUL









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Freehold