



Andover Road, Tivoli, Cheltenham, GL50

£495,000

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Tucked away just off the sought-after Andover Road, this stylish modern home offers a rare opportunity to live in the heart of Tivoli, one of Cheltenham's most desirable residential areas.

Immaculately presented and thoughtfully designed, the property opens into a welcoming hallway leading into a bright and spacious open-plan living space. The south-facing sitting area is bathed in natural light, while the rear comfortably accommodates a formal dining area – ideal for entertaining friends or family.

The contemporary kitchen has been fully redesigned to include a sleek range of fitted units and high-quality integrated appliances, alongside a practical utility area and a ground floor cloakroom. From here, French doors lead directly to a delightful enclosed courtyard garden, offering privacy and a low-maintenance outdoor retreat.

Upstairs, the principal bedroom has been tastefully extended into the original third bedroom, now offering a superb suite with extensive built-in wardrobes and storage. (The original layout could be easily restored to create a third bedroom if required.)

Accessed via Lypiatt Drive, the property benefits from a private driveway offering off-road parking, with a garage located en-bloc just beyond the garden.

Further highlights include gas central heating (with a new boiler installed in 2020), modern double glazing, and walking distance to shops/restaurants on your doorstep. A must view house in a splendid area or Cheltenham.

Freehold

Council Tax Band: D



77 Andover Road
Approximate Gross Internal Area = 78.7 sq m / 847 sq ft

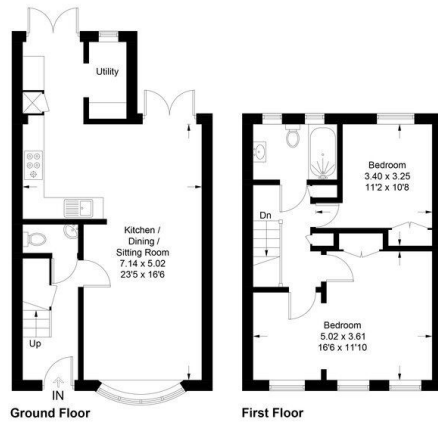


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtate.co.uk (012222488)

- Two/Three Bedrooms
- Terraced
- Tivoli Location
- Gas Central Heating
- Stylish Kitchen
- Garage
- Off Road Parking
- Walking Distance To The Town Centre
- Smart Re-Fitted Bathroom

