

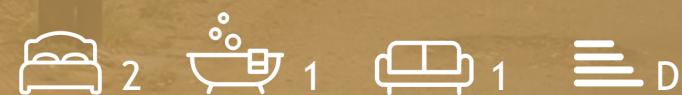


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Andover Road,  
Cheltenham GL50 2TB  
Price Guide £375,000





Andover Road,

## Cheltenham GL50 2TB

A modern two bedroom semi-detached home with private parking, enclosed gardens and a prime Tivoli address.

### Full Description:

Set behind a gated courtyard in one of Cheltenham's most desirable residential areas, this smart and easy-to-manage home offers well-balanced accommodation and excellent access to the amenities of Bath Road, Montpellier and The Suffolks.

Constructed in 1999, the house has been a long-term rental and is presented in good order throughout. The ground floor includes an entrance hall with built-in storage, a fitted kitchen overlooking the front garden and a spacious sitting and dining room with doors opening onto the rear garden. The layout works well for both owner-occupiers and investors alike, with good natural light and practical proportions.

Upstairs there are two double bedrooms and a bathroom with a shower over the bath. Window treatments are in place, and the interiors have been kept neat and neutral.

Outside, the property benefits from an enclosed rear garden laid mainly to lawn, with a shed and access to an allocated parking space. The front garden is gravelled with a pathway leading to the front door, and there's a good sense of privacy from the street. The rear garden faces east and is particularly pleasant in the morning.

Tivoli is one of Cheltenham's most popular neighbourhoods, known for its mix of period charm and local character. Independent pubs, cafés and shops are just a short walk away, while Bath Road and Montpellier offer a wide range of restaurants and boutiques. The town itself is well regarded for its schools, both state and private, and its calendar of cultural events including the famous Cheltenham Festival.

A well-located home that would suit a wide range of buyers, from first-time purchasers to downsizers, as well as those seeking a reliable buy-to-let or Cheltenham base.

### Further Information:

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local authority: Cheltenham Borough Council. Tel. 262626

Council Tax Band: C





Floor Plan

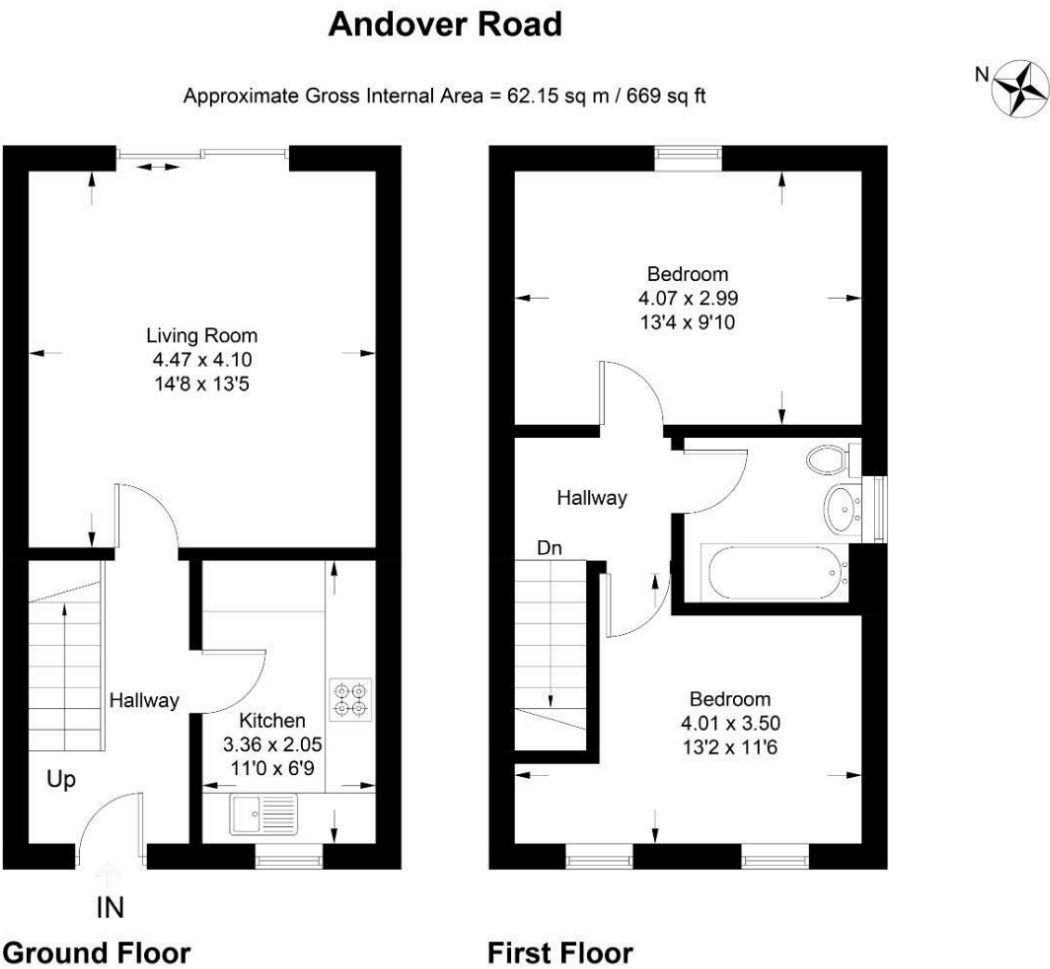
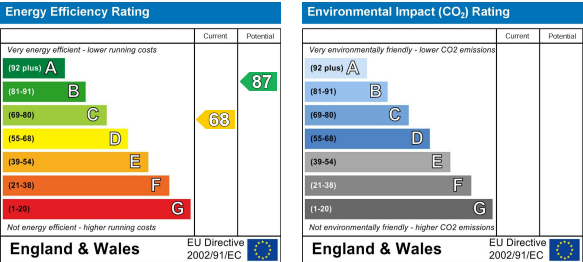


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202983)

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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