

27 Tivoli Street, Cheltenham, Gloucestershire



A stunning townhouse located in the popular and affluent area of Tivoli which has been completely renovated by the current owners.

Summary of accommodation

Ground floor Entrance Hall | Sitting room | Family room | Kitchen | Dining room
Cloakroom

First floor Three bedrooms | Bathroom

Outside Garden | Home Office

Description

This charming property has been lovingly and meticulously modernised, boasting spacious proportions and fantastic entertaining areas, with the possibility of further extension if desired. It offers ample practicality, including a brick-built home office nestled at the end of the garden, making it move-in ready for immediate enjoyment. Situated on Tivoli's most prestigious street, it exudes a true village ambiance, mere moments from the vibrant amenities of The Suffolks, Bath Road, and Montpellier.

Recently upgraded throughout to offer a contemporary and functional living environment, it features; an open plan double reception/dining room and kitchen with underfloor heating, complemented by fully retractable bi-folding doors leading out to the garden. A utility area and downstairs cloakroom for added convenience. A striking feature fireplace with a wood burner, adding warmth and character. An impressive 'Roundhouse' kitchen equipped with a range of appliances, including an Everhot Oven. Three double bedrooms and a luxurious bathroom on the first floor. Fully boarded and usable loft space, complete with a loft ladder and Velux windows.









Outside

A landscaped rear garden hosting a fully fitted home office and a gated pedestrian gate opening onto Tivoli Lane.

Location

Tivoli is a very sought after area of Cheltenham which is served by a parade of local shops and restaurants in The Suffolks and Montpellier. There is superb access into Montpellier and the town centre, 3/4 of a mile from the train station and the Bath Road shopping area is close by. There are an excellent choice of Schools in Cheltenham to include Dean Close, Cheltenham College and Cheltenham Ladies'.

Property Information

Services All mains services

Local Authority Cheltenham Borough Council

Council Tax Band C

Energy Performance Rating C

Tenure Freehold

Guide Price £795,000



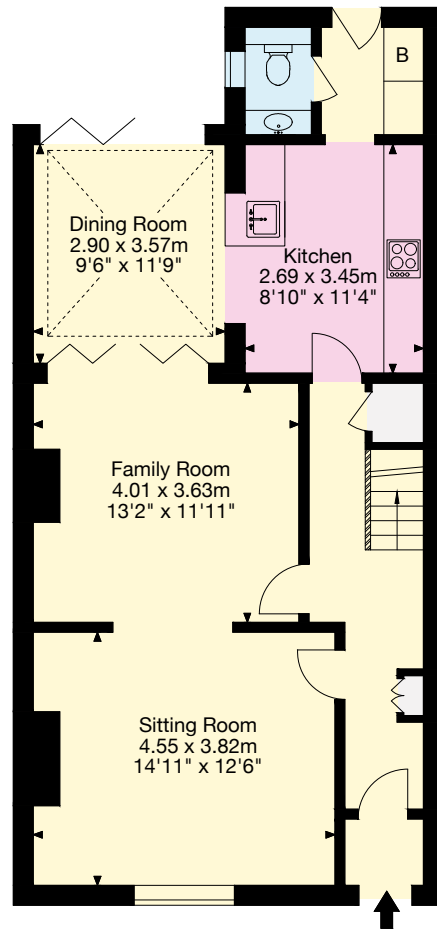
Approximate Gross Internal Floor Area

Main House (Incl. Loft): 165 sq.m / 1,776 sq.ft

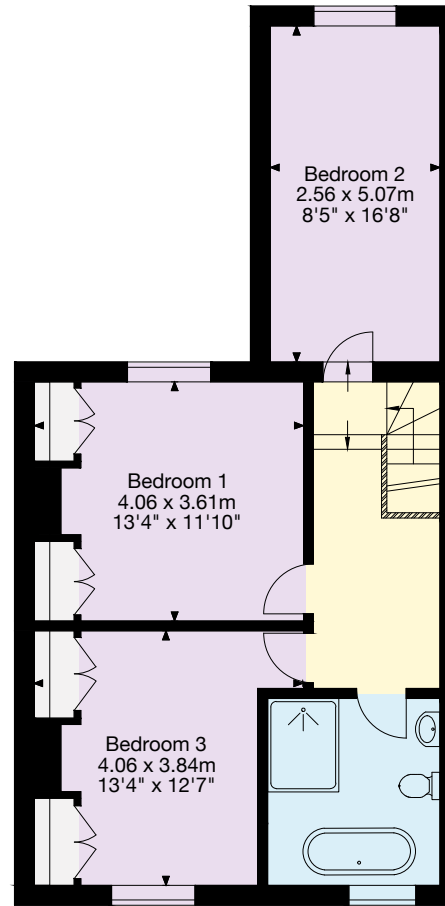
Outbuilding: 5 sq.m / 51 sq.ft

Total Area: 170 sq.m / 1,827 sq.ft

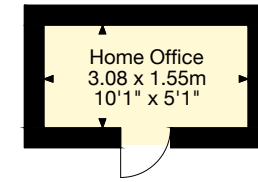
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



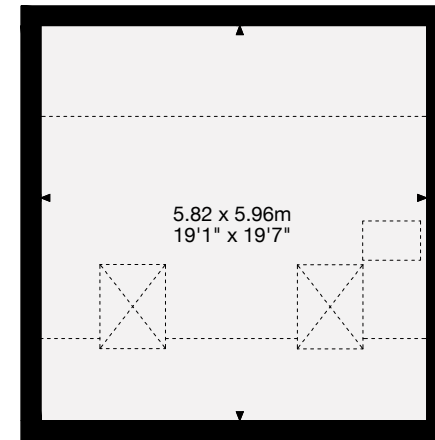
Ground Floor



First Floor



Outbuilding



Loft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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