



26 Tivoli Street, Cheltenham, Gloucestershire, GL50 2UW

A superb, renovated townhouse with detached office space.

Accommodation

Ground Floor: Reception room | Kitchen/dining room | Cloakroom

First Floor: Two bedrooms | Bathroom

Outside: Garden | Office

Description

This superb town house in the sought after suburb of Tivoli, has been renovated and extended with a detached office space, to create a versatile and flexible home. The accommodation is largely open plan to the ground floor with a wonderful open sitting room, dining room and modern kitchen. There are bi-folding doors out onto the landscaped rear garden and access to a bespoke built office pod which is both highly insulated and equipped with power and internet access. The space is perfect for anyone working from home or for an additional guest room / reception space. Upstairs, there are two generous bedrooms and a lovely family bathroom with a large walk-in shower and separate bath. Outside is a wrought iron railed facade and a lovely front garden.

Situation

Tivoli is recognised as one of Cheltenham's most sought-after locations. The area is close to a delightful range of shops and cafes in the Suffolks, the popular local shopping area of Bath Road and the individual boutiques, restaurants and gardens of Montpellier and the Promenade.







Property Information

Services All mains services.

Local Authority Cheltenham Borough Council - 01242 262626

Council Tax Band D

Price £575,000

Tenure Freehold.

EPC C

Viewings All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





Approximate Gross Internal Floor Area

Total Area: 97.5 sq.m / 1,050 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.



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I would be delighted to tell you more

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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 June 2024. Photographs and videos dated June 2024.

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