

CR
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Residential

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- DESIRABLE TIVOLI LOCATION
- A BEAUTIFULLY PRESENTED PERIOD HOUSE
- OPEN PLAN LIVING WITH DOUBLE DOORS SEPARATING THE KITCHEN
- DINING AREA WITH LOG BURNER AND OPEN UNDER STAIRS OFFICE SPACE
- TWO GENEROUS BEDROOMS WITH FITTED WARDROBES AND AN UPSTAIRS BATHROOM

Guide Price £410,000

Tivoli, Cheltenham

GL50 2TX

Tivoli, Cheltenham

An exceptional period terrace property situated in the heart of Tivoli. Tivoli is located a short distance from the Cheltenham town centre, University of Gloucestershire Park campus and the popular Bath Road.

Tivoli boasts boutique shops, a fantastic public house and a local wine merchant among other amenities.

The entrance hall offers access through to the open plan living which benefits from a grey colour engineered wooden flooring. The sitting area is positioned at the front of the property and the L shaped sofa is negotiable via separate negotiations.

The dining area, which is within the middle of the sitting room and kitchen, offers a log burner, an open under stairs office area and double glass doors with wooden frame separating the kitchen to the dining area.

The kitchen, which is positioned towards the rear of the property, was fitted in 2016 and offers access into a landscaped, low maintenance garden. There is tiled effect flooring, double doors leading out onto the garden and there is a range of fitted appliances including; double oven, hob, hood, tall fridge freezer, two spice racks, corner carousels and pan draws.

Further benefits include the wall mounted units offering downlights, there are wooden effect work tops and space for a wine fridge.

On the first floor the landing, stairs and both bedrooms have been newly fitted with carpets in the summer of 2019 and the landing offers access into the loft, which we have been advised is majority boarded and has a pull-down ladder.

There is also access to two spacious bedrooms, both with fitted wardrobes (master bedroom benefiting from triple wardrobes) and a family bathroom which has been updated by the current owner and comprises tile flooring, shower with tiled surround and inset shelf with mosaic feature. The walls are part tiled with mosaic feature boarding and there is a heated towel rail, basin within vanity unit and skylight. Outside to the rear of the property is a landscaped, low maintenance rear



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garden which is part paved, part gravelled and has sleeper features; to boarder mature plants, create a step up and steppingstones leading to the rear gate which offers rear access into the garden.

There is an outbuilding that houses the boiler, washing machine and tumble dryer. The rear access path is locked and is only accessible to the houses within the terrace.

Further benefits to this property include shutters within the windows positioned at the front of the property, part double glazing and gas central heating. The front of the property offers an enclosed courtyard which has iron railing surround.

All information regarding the property details, including position on Freehold is to be confirmed between vendor and purchaser solicitors.

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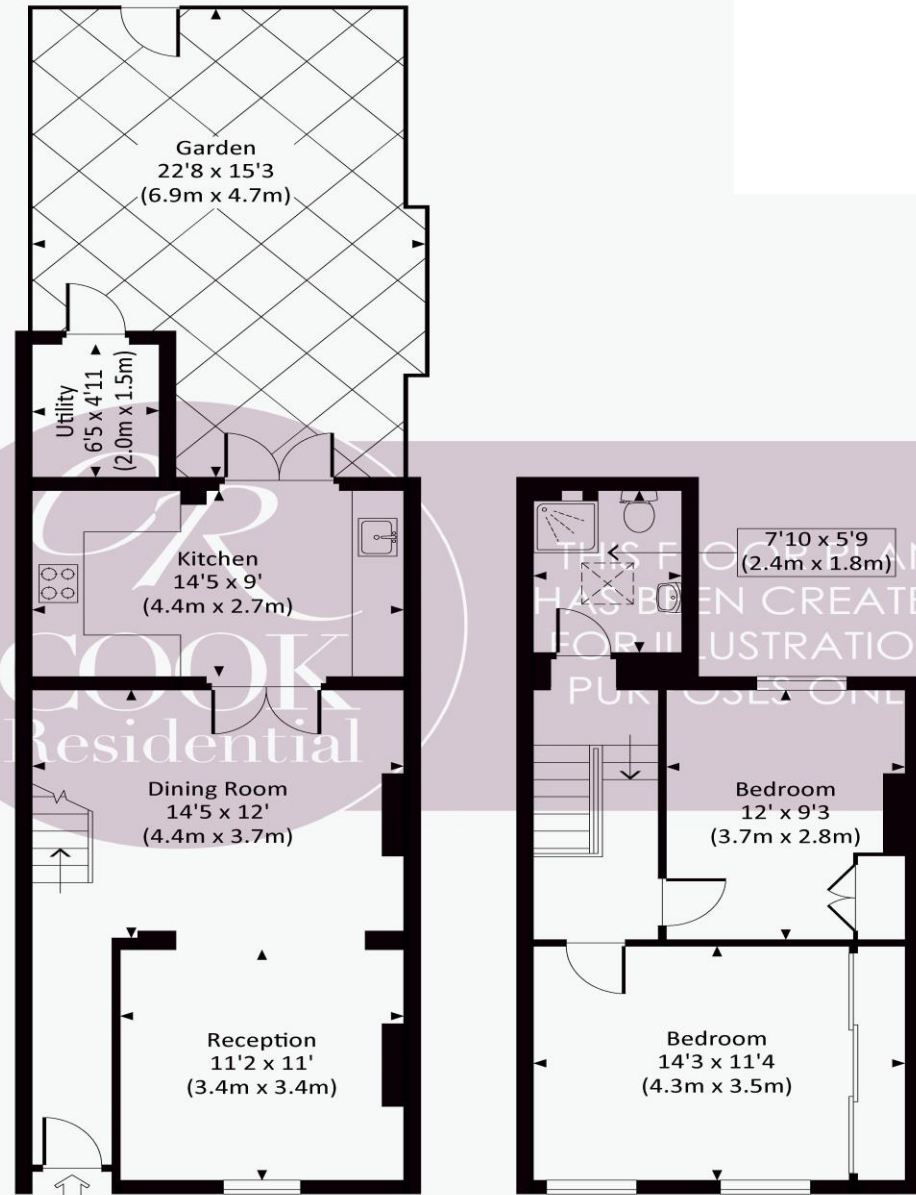
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PRINCES ROAD, GL50

Approx. gross internal area
912 Sq Ft. / 84.7 Sq M.



GROUND FLOOR

FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.