



Dagmar Road, Tivoli, GL50 2UG

Offers in Region of £450,000



## Dagmar Road

Tivoli, GL50 2UG

A beautifully presented two-bedroom period home, thoughtfully extended to the rear to create an impressive open-plan kitchen/dining/family space, perfectly suited to modern living. With a landscaped rear garden, a charming enclosed front garden and ensuite to the principal bedroom, this Freehold property offers both character and contemporary comfort in a highly sought-after central location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Beautifully Presented Two Bedroom Period Home
- Impressive Extended Kitchen/Dining/Family Room
- Ensuite To Principal Bedroom
- Enclosed Front Garden With Wrought Iron Railings
- Private Rear Garden With Patio And Shed
- Situated In The Ever Popular Tivoli Area



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**Entrance Hall:** Entered via a smart front door, the hallway provides access to the sitting room and kitchen/dining/family room, with stairs rising to the first floor.

**Sitting Room:** Positioned to the front of the property, overlooking Dagmar Road, this stylish reception room features attractive wood flooring, a beautiful feature fireplace and bespoke shutters to the window. The décor is contemporary yet warm, creating a comfortable and inviting space ideal for relaxing or entertaining.

**Kitchen/Dining/Family Room:** Undoubtedly the heart of the home, this impressive extended space spans the full width of the property and is flooded with natural light from overhead skylights and glazed doors opening to the garden.

The kitchen is fitted with shaker-style cabinetry, solid wood worktops and a central island with breakfast seating and additional storage. There is an integrated hob with extractor over, oven and dishwasher, creating a sleek and practical layout. The open-plan design allows for both dining and family seating areas, making it a superb social space for everyday living and hosting.

To the rear, a glazed garden room extension with sliding doors seamlessly connects the interior to the patio and lawn beyond.

**Utility Room:** Accessed from the kitchen, the utility room offers a practical worktop with space beneath for freestanding appliances, providing excellent additional storage and laundry space.

**Family Bathroom (Ground Floor):**

Also located on the ground floor, the family bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and WC, finished with clean, modern tiling.

**First Floor Landing:** Providing access to both bedrooms and the en-suite.

**Bedroom One:** A generous principal bedroom positioned to the front of the property, enjoying a bright outlook over Dagmar Road. This room offers ample space for wardrobes and additional furniture.

**Ensuite:** Serving bedroom one, the ensuite provides added convenience and privacy, comprising a shower enclosure, wash hand basin and WC.

**Bedroom Two:** Located to the rear of the property, overlooking the garden, bedroom two is a well-proportioned double room with space for wardrobes and additional furnishings. It would serve equally well as a guest bedroom, nursery or home office.

**Outside:** To the front of the property is an attractive enclosed garden set behind traditional wrought iron railings, creating an appealing first impression and a charming buffer from the pavement.

The rear garden is mainly laid to lawn with raised planted borders and a patio area immediately outside the garden room — ideal for outdoor dining. A garden shed provides useful external storage. The garden is enclosed by fencing, creating a private and secure setting.

**Parking:** Parking is available on-street.

**Additional Information:**

Tenure: Freehold

Council Tax Band: C

**Agent's Note:** In the interests of transparency, the sellers commissioned a specialist damp inspection prior to marketing the property, mindful of the general prevalence of raised moisture levels in the area. The report identified some areas of raised moisture to sections of the ground floor walls and made recommendations. A copy of the report is available upon request.

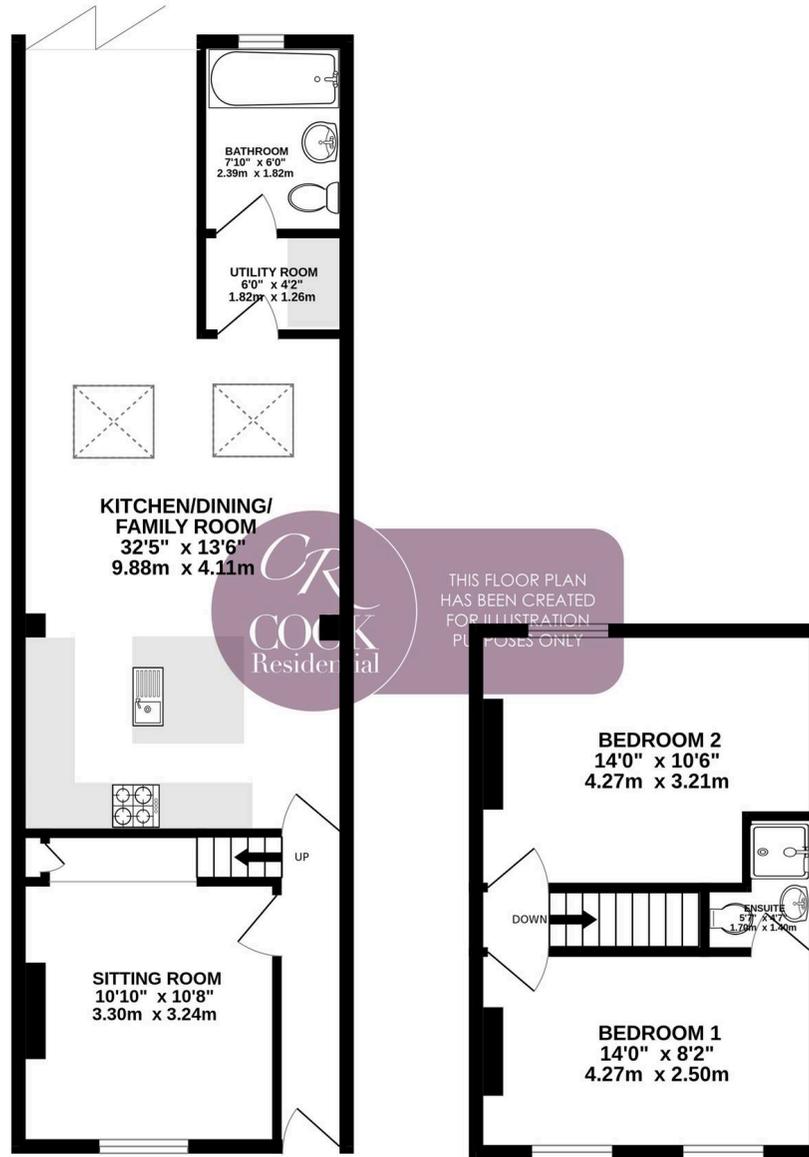
**Location:** Dagmar Road is a popular residential street within easy reach of Cheltenham town centre. The property is well positioned for local amenities, independent shops, cafés and excellent transport links, including Cheltenham Spa train station. The area also benefits from nearby parks and reputable schools, making it attractive to a range of buyers.

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GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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