



10 Alexandra Street, Tivoli, Cheltenham Gloucestershire GL50 2UQ

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A charming period townhouse in sought-after Tivoli, offering surprisingly spacious and extended accommodation arranged over three floors. With three bedrooms, two reception rooms, a stylish kitchen/breakfast room and an enclosed garden, it's a lovely home within easy reach of central Cheltenham.











This attractive period townhouse has been thoughtfully enlarged to create much more space than you might expect, with flexible accommodation arranged over three floors. Situated in Tivoli, one of Cheltenham's most popular residential areas, the property is conveniently placed for local shops, cafés, schools and the town centre.

On the ground floor, the entrance hall has a useful cloakroom tucked beneath the stairs. At the front of the house is a comfortable reception room featuring a wood-burning stove, making it a cosy place to relax.

To the rear is a separate family room that flows into the extended kitchen/breakfast room. This bright and sociable space is ideal for everyday family life and entertaining, with folding doors opening directly onto the enclosed garden.

The split-level first-floor landing leads to two good-sized bedrooms, both retaining attractive original period fireplaces. Also on this floor is a spacious contemporary bathroom, fitted with a freestanding bath, large walk-in shower with rainfall shower head, vanity basin and WC. In addition the bathroom features under floor heating, a heated mirror and a duel powered towel radiator.

A further staircase leads to the second floor, where there is a useful attic bedroom that would also work well as a home office, guest room or teenager's space.

Outside, the enclosed rear garden measures approximately 21'6" x 16'6". It is mainly laid to lawn with planted flower-bed borders, providing a pleasant and manageable outdoor space.

The property successfully combines period character with modern comfort, including contemporary kitchen and bathroom fittings, gas-fired central heating and double-glazed windows.





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 Approximate Gross Internal Area 1126 sq ft / 104.6 sq m (Excluding Eaves)

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