

23 LYPIATT STREET

TIVOLI, CHELTENHAM,
GLOUCESTERSHIRE, GL50 2UD





Situated in the heart of Tivoli, one of Cheltenham's most sought-after locations, this two-bedroom mid-terrace house is offered for sale with no onward chain.

The accommodation is well presented but would benefit from some updating, giving buyers the opportunity to put their own stamp on the property. On the ground floor there is a sitting room to the front, a separate dining room with an understairs storage cupboard, and a kitchen to the rear opening into the garden.

A particular feature of the property is the potential to extend. The current owners have obtained full planning permission to replace the existing single-storey kitchen extension with a full-width extension, creating a spacious kitchen/dining room overlooking the garden.

Upstairs, the principal bedroom spans the full width of the house at the front, whilst a second bedroom and bathroom complete the first-floor accommodation.

The garden is undoubtedly one of the property's standout features. Larger than many found on similar houses in the area, it offers plenty of outdoor space and includes a detached garden room which would make an ideal home office, studio or gym.

To the front of the property are attractive wrought iron railings and a useful bin store.

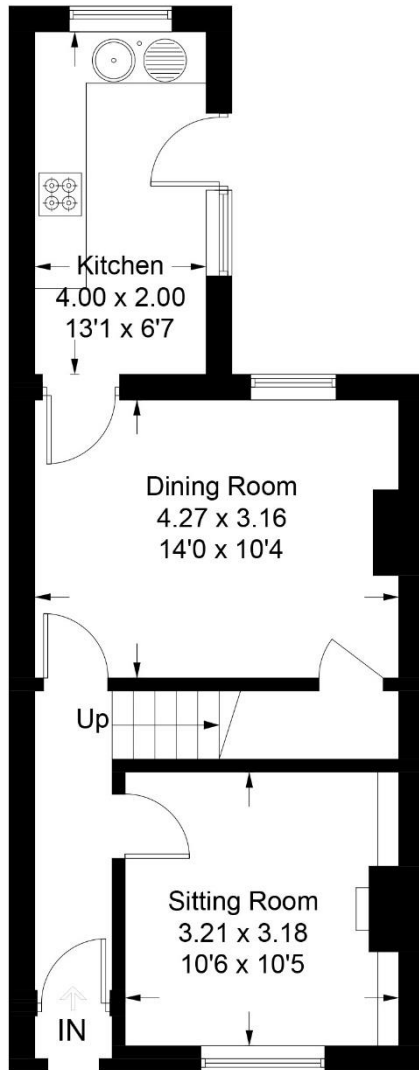
Tivoli's popular shops, cafés and parks are all within easy reach, making this a fantastic opportunity to buy in one of Cheltenham's most desirable neighbourhoods.



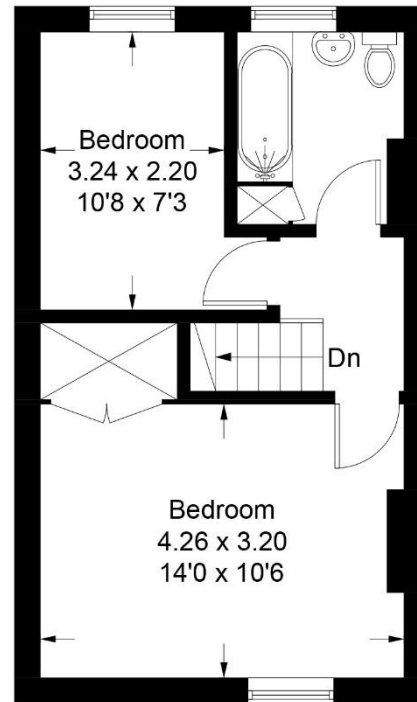


23 Lypiatt Street

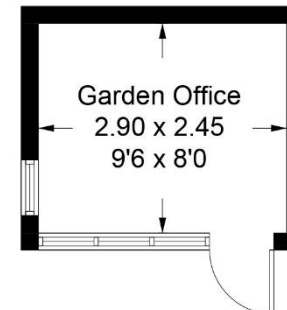
Approximate Gross Internal Area = 72.3 sq m / 778 sq ft
Garden Office = 7.1 sq m / 76 sq ft
Total = 79.4 sq m / 854 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

PLANNING REFERENCE NUMBER

25/00971/FUL

EPC

Current – 64.
Potential – 88.

COUNCIL TAX BAND

(C) - £2,094.36pa. (2026/2027).

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

