

7 LYPIATT MEWS

LYPIATT DRIVE, CHELTENHAM,
GLOUCESTERSHIRE, GL50 2QP





Forming part of a small and highly regarded development of quality homes for the over-55s, this attractive house offers spacious and versatile accommodation extending to approx. 1,151sq.ft., arranged over two floors.

The property is presented in excellent order and has been designed to provide flexible living. The reception hall leads into the generous sitting/dining room, which provides ample space for both everyday living and entertaining. Sliding doors open directly onto a private north-westerly facing courtyard garden, creating a pleasant and low-maintenance outdoor space. The modern fitted kitchen has ample storage and features a breakfast bar.

A particular feature of the property is the ground floor study, which can equally serve as a single bedroom. Adjacent to this is a cloakroom with sufficient space to accommodate a shower if required, offering the potential for ground floor bedroom and bathing facilities.

On the first floor are two well-proportioned double bedrooms, both benefiting from access to a large Jack & Jill bathroom that has been updated in recent years.

Further benefits include double glazing, a garage with an electric up-and-over door, and additional visitors' parking within the development.

The property is situated just off Lypiatt Road, in one of Cheltenham's most sought-after central locations, and is within comfortable walking distance of the town centre, Montpellier, parks, shops, restaurants and a wide range of amenities.

This is a rare opportunity to acquire a well-appointed home within an established and exclusive over-55s development in a prime position.






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Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 121.7 sq m / 1310 sq ft



 = Reduced headroom below 1.5m / 5'0

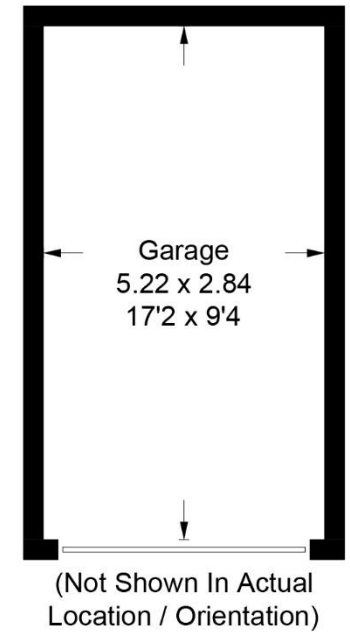
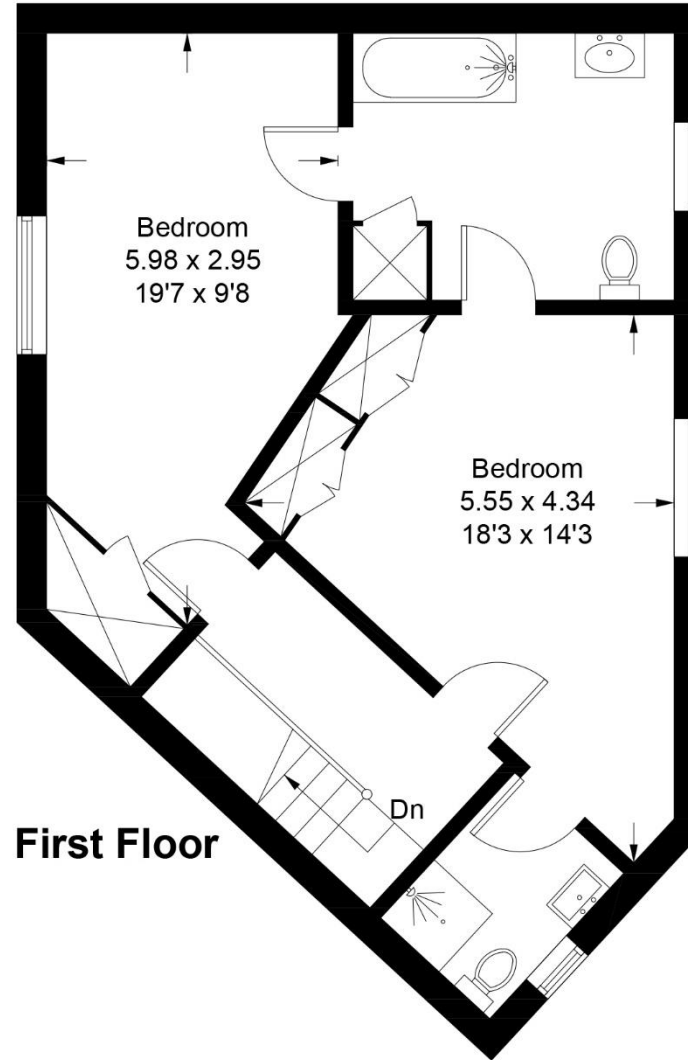
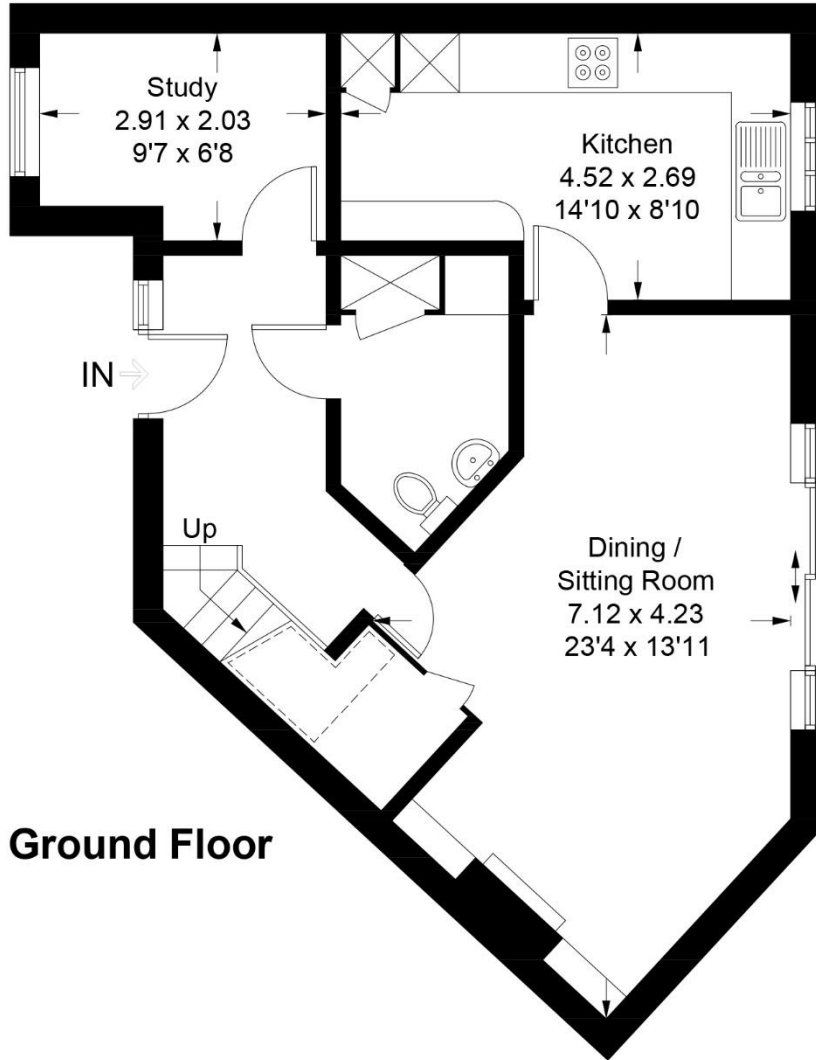


Illustration for identification purposes only, measurements are approximate,
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GENERAL INFORMATION

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

EPC (TO BE UPDATED)

Current Rating: D – 59.
Potential Rating: B – 81.

COUNCIL TAX BAND

Cheltenham Borough Council.
Council Tax Band (C) - £2,094.36 (2026/2027).

TENURE

Freehold.

SERVICE CHARGE

£190.00pcm.

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

