



21 PRINCES ROAD, TIVOLI, CHELTENHAM, GL50 2TX

A UNIQUE TWO BEDROOM END OF TERRACE WHICH HAS BEEN RENOVATED AND REFURBISHED. IT COMMANDS A PROMINENT CORNER PLOT AND IS OFFERED WITH THE ADDED ATTRACTION OF BEING SOLD CHAIN FREE.

THE PROPERTY

There is a quiet rhythm to life in Tivoli, and this end-of-terraced townhouse sits comfortably within it. Bright, thoughtfully arranged, and surprisingly versatile. On the ground floor, the heart of the home reveals a remarkably generous kitchen and dining room equipped with a range cooker, abundant cabinetry, and ample room for a proper table. Just beyond lies a sunlit conservatory, perfectly suited for a home office.

A freshly refurbished bathroom serves this level. Towards the front, a lovely separate sitting room enjoys light from dual aspects. The chimney has a liner ready for the installation of a log burner. Below decks is a cellar provides excellent, dry storage. Upstairs are two double bedrooms. The principal suite enjoys its own en-suite shower room alongside built-in wardrobes. The second bedroom features double French doors that open directly to the roof terrace.

OUTSIDE

Step through the conservatory French doors into a secluded private enclosed courtyard garden. Above, the second bedroom steps out onto a broad, decked roof terrace. Elevated it offers picturesque views down Lypiatt Street, making it an extraordinary setting for outdoor dining or evening drinks as the sun sets over Cheltenham.

LOCATION AND CONNECTIONS

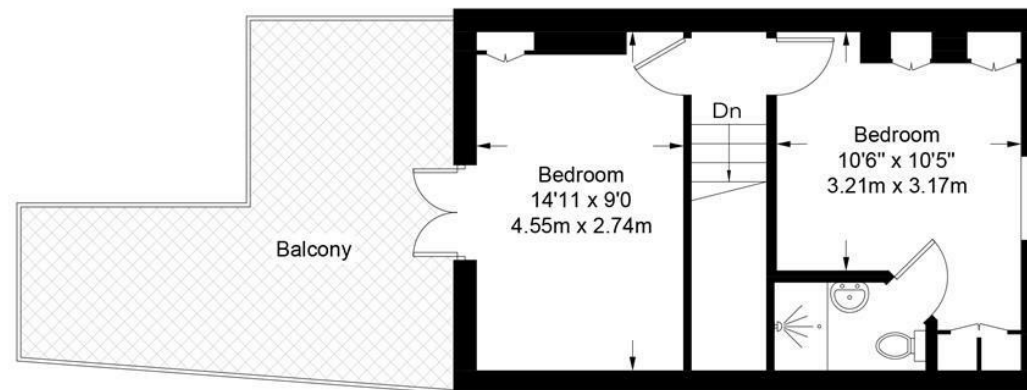
Princes Road enjoys an enviable position in the centre of Tivoli, a coveted neighborhood nestled between Montpellier and The Suffolks.

LOCAL LIFE

A short, pleasant stroll brings you to Hatherley Park, as well as the independent boutiques, wine merchants (Tivoli Wines), and artisan bakeries (Maison Chaplais) along Andover Road (0.1 miles). Town Centre: Cheltenham town centre and Promenade are a convenient 1 mile walk away. Transport Links: Commuters will appreciate quick access to the M5 and A419/M4 corridors, alongside direct rail services to London Paddington from nearby Cheltenham Spa station.

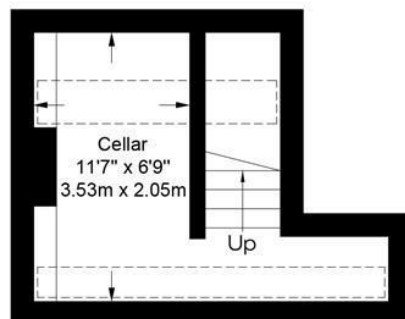




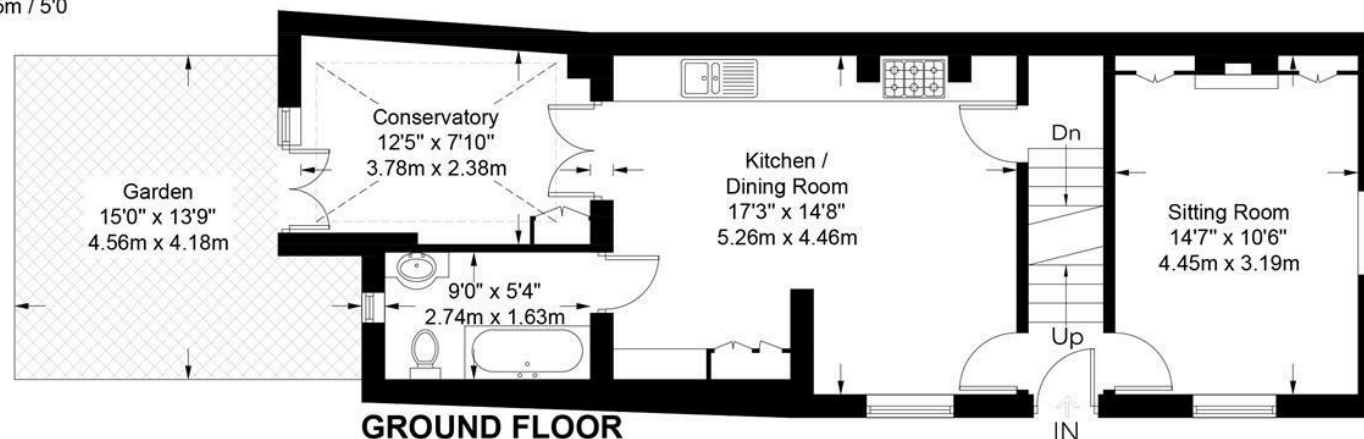


FIRST FLOOR

 = Reduced headroom below 1.5m / 5'0"



LOWER GROUND FLOOR



GROUND FLOOR

Approximate Gross Internal Area = 1117 sq ft / 103.8 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
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Tenure: Freehold
EPC: D
Council Tax: C
Area: 1117.00 sq ft
Property Ref: 19730932

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