



23 Lypiatt Street, Tivoli, Cheltenham, Gloucestershire GL50 2UD

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Bright and well-presented two-bedroom period townhouse located in the highly sought-after Tivoli district of Cheltenham. Features a generous 72ft enclosed rear garden with a detached home office/garden room, close to amenities and transport links.





Situated on a wide residential street in the popular Tivoli area, this attractive two-bedroom period townhouse offers bright, well-proportioned accommodation and a superb landscaped rear garden. The property is ideally positioned within easy reach of central Cheltenham, the railway station, excellent schools, and major transport routes.

The ground floor comprises two reception rooms and a fitted kitchen, while the first floor features a wide landing, two bedrooms, and a family bathroom. To the rear, the enclosed garden extends approximately 72 feet and includes ornamental trees, a winding pathway, and a detached home office/garden room—ideal for remote working or creative use.

### Features

- Bright two-bedroom period townhouse
- Located in the popular Tivoli residential district
- Two reception rooms and fitted kitchen
- Well-presented throughout with period character
- Wide first-floor landing, two bedrooms, and bathroom
- Landscaped enclosed rear garden approx. 72ft x 14ft
- Detached home office / garden room (approx. 9'4 x 7'9)
- Gas central heating to radiators
- Excellent access to Cheltenham town centre and railway station
- On-street parking with no permit required

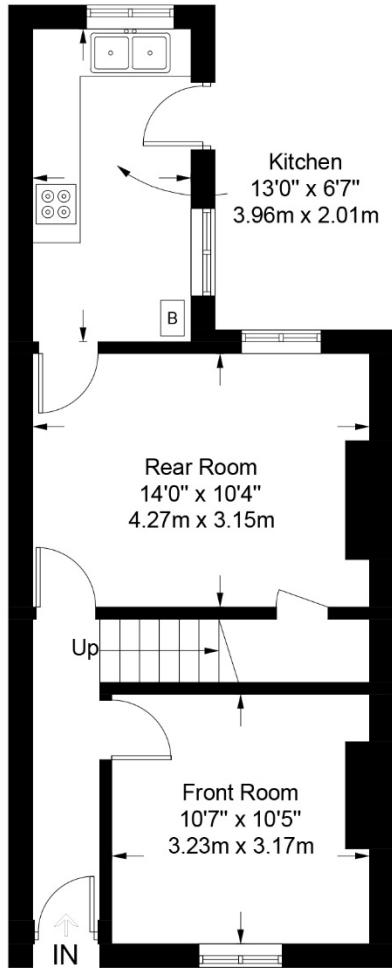
### Location

Lypiatt Street is a wide residential street located in Tivoli between Lansdown/ Montpellier and The Park. Transport links are good with the M5 motorway 2.9 miles away and the railway station 0.7 miles. St James Infant and Junior schools are within 0.6 miles and Bournside Secondary School is 0.6 miles.

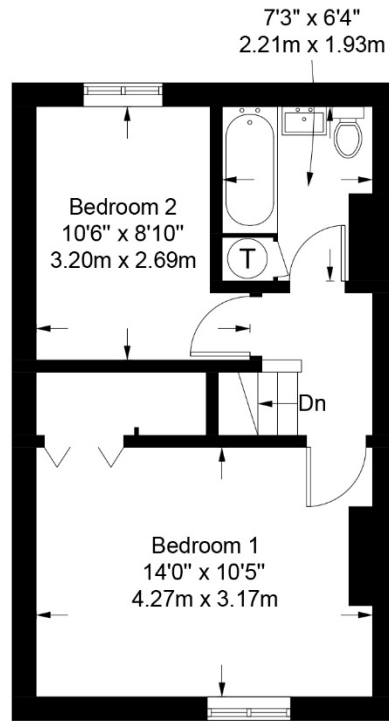
### General

Services: All mains services are believed to be connected.  
Local Authority: Cheltenham Borough Council.  
Council Tax: Band C  
EPC: D (64/88)

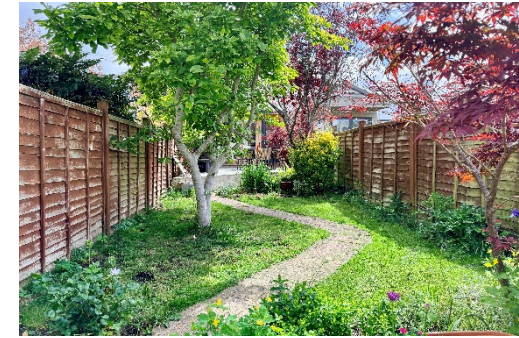




**GROUND FLOOR**



**FIRST FLOOR**



**23 Lypiatt Street, Tivoli, Cheltenham, Gloucestershire GL50 2UD**  
 Approximate Gross Internal Area 770 sq ft / 71.5 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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