



Tivoli

TIVOLI GLASS
Chelt. 576732

GLASS CUT TO SIZE

Nick GRIFFITH
For sale

Nick
GRIFFITH
ESTATE AGENTS

Tivoli

Lypiatt Street, Tivoli, Cheltenham, GL50 2UD

£435,000 Freehold

A well presented 2 double bedroom, period, town house with a good size paved rear garden and a large garage, situated in this highly sought after location.

C. 14'2"x12'10" GARAGE • reception hall • living/dining room • modern kitchen • utility/cloakroom • luxury upstairs bathroom • 2 double bedrooms • paved rear garden • double glazing & gas central heating • sought after location

Description

A super opportunity to purchase this period, 2 double bedroom, town house with a refitted kitchen and bathroom which was installed in 2020 by the current vendor. The well presented accommodation comprises a reception hallway with access to the cloakroom/utility, and an open plan living/dining/kitchen area which creates a wonderful social space. The refitted modern kitchen has an attractive range of grey base units, built-in oven and hob, fitted dishwasher, tiled flooring, and a pedestrian door leading to the rear garden. The first floor accommodates 2 generous bedrooms and a refitted luxurious bathroom featuring a freestanding bath and separate shower cubicle. The enclosed south easterly facing rear garden is paved for easy maintenance with access to a good size covered store and large garage with power and light and potential for further development (subject to the necessary permissions).

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



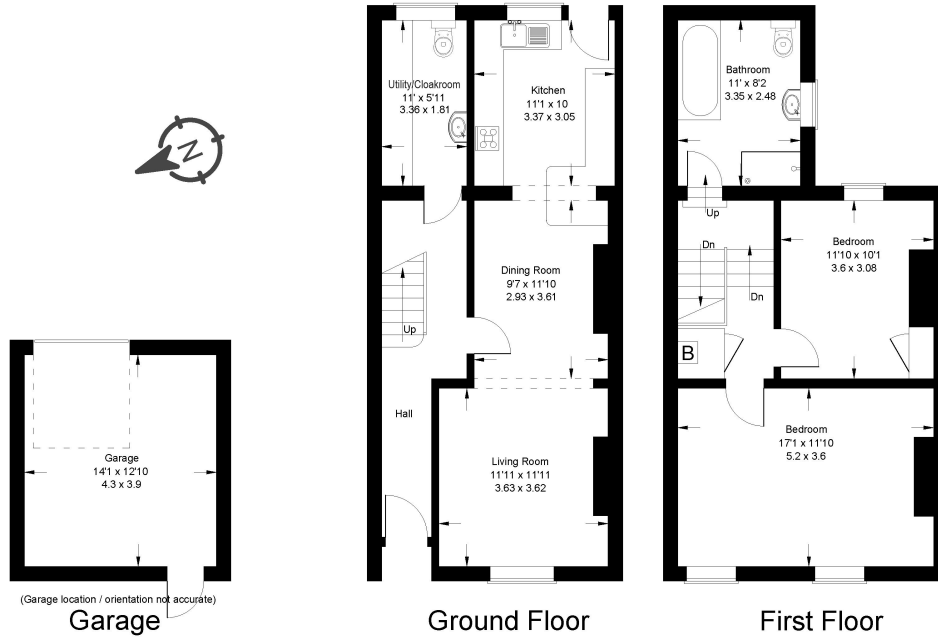
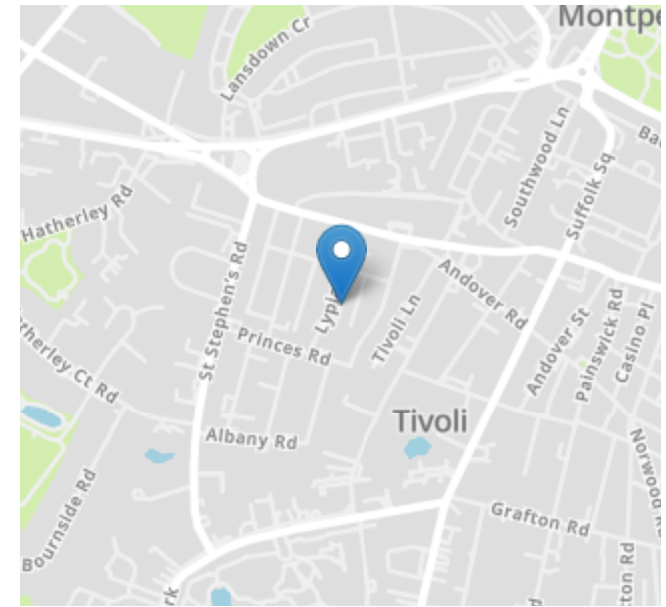


Situation

A highly regarded location, close to excellent amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

36 Lypiatt Street

Approximate Gross Internal Floor Area = 99.77 sq m / 1070 sq ft
 Garage = 16.77 sq m / 180 sq ft
 Total = 116.54 sq m / 1250 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Energy Assessment Services 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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