



Tivoli



# Tivoli

Princes Road, Cheltenham, GL50 2UH

£589,950 Freehold

An aspirational 3 double bedroom, period, terrace, town house with a south facing courtyard garden, located within the highly sought after location of Tivoli, offered for sale with no onward chain.

NO ONWARD CHAIN • landscaped garden • entrance hall • living/dining room • kitchen • 3 double bedrooms • family bathroom • additional attic room • south facing town garden • rear access • walking distance of town centre

## Description

A wonderful opportunity to purchase this handsome 3 bedroom, period, town house, situated within this highly desirable road. This aspirational home, in need of updating/modernisation throughout, retains many period features including high ceilings, sash windows and feature fireplaces. The welcoming reception hall gives access to the impressive living room with dual windows to the front aspect, and an opening to the generous dining room with French doors to the south facing courtyard. The kitchen has a range of wall and base units, table space and also access to the rear garden. On the first floor, there are 3 double bedrooms and a family bathroom. A further staircase leads up to the attic room with a large dormer and additional Velux window providing super rooftop views. Outside is an enclosed, south facing courtyard which is paved for easy maintenance with gate providing rear pedestrian access.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **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.





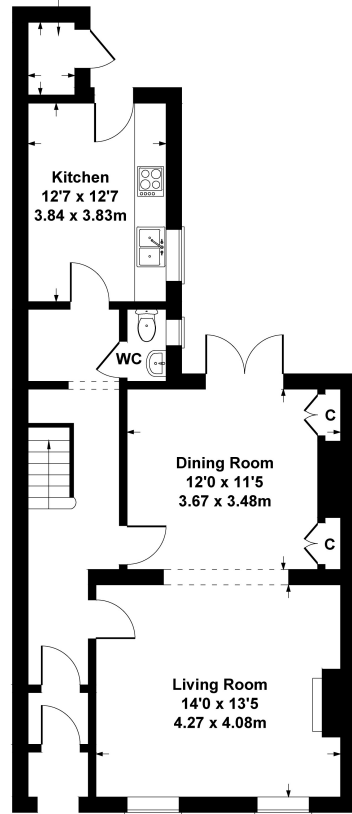
### Situation

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.

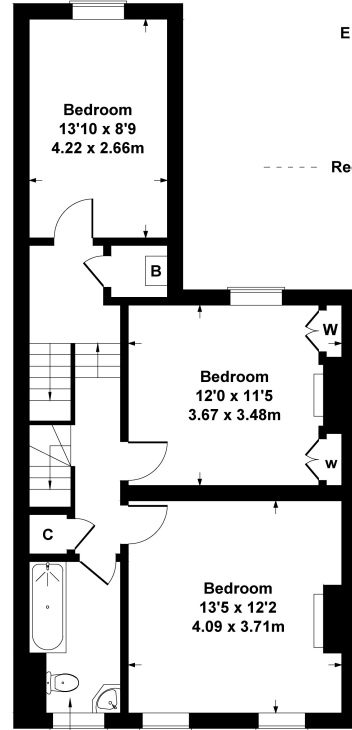
# 36 Princes Road

Approximate Gross Internal Area  
1550 sq ft - 144 sq m

Shed  
4'11 x 2'11  
1.49 x 0.90m



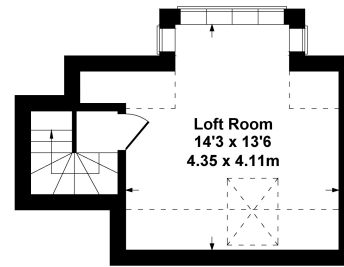
GROUND FLOOR



FIRST FLOOR



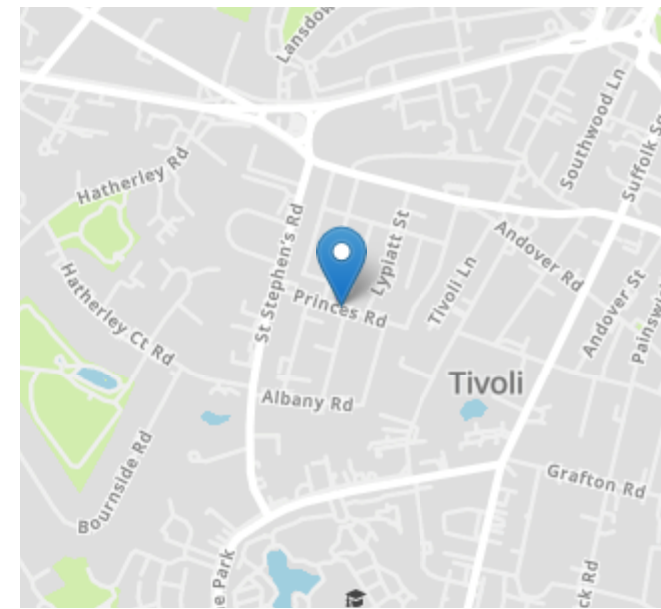
----- Reduce Headroom (1.50m)



SECOND FLOOR

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 Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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