



Tivoli

Nick GRIFFITH
for sale
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Nick
GRIFFITH
ESTATE AGENTS

Tivoli

Lypiatt Street, Cheltenham, GL50 2UD

£450,000 Freehold

A well presented 3 bedroom, period, town house with a double garage to the rear, situated in this highly sought after location with no onward chain.

DOUBLE GARAGE • entrance hall • 24' living/dining room • kitchen • 3 bedrooms • family bathroom • paved rear garden • gas central heating & double glazing • no onward chain • walking distance of the town centre

Description

A super opportunity to purchase this period, 3 bedroom, town house, ideally situated within a fashionable location, close to excellent local amenities and walking distance to the town centre. This well presented home comprises a c.24ft living/dining room, providing a lovely social space with attractive light oak flooring and a feature fireplace housing the wood burning stone. There is an opening into the kitchen with a matching range of wall and base units, space for range cooker and double doors to the rear garden. On the first floor, there are 3 bedrooms (1 double and 2 singles), one of which is currently being used as a study/office. The family bathroom benefits from tiled walls and flooring with a four-piece suite. To the rear is an enclosed split level courtyard garden with steps leading up to the DOUBLE GARAGE with an electronic door, plumbing, power and light (also accessed via Saddlers Lane from Tivoli Walk).

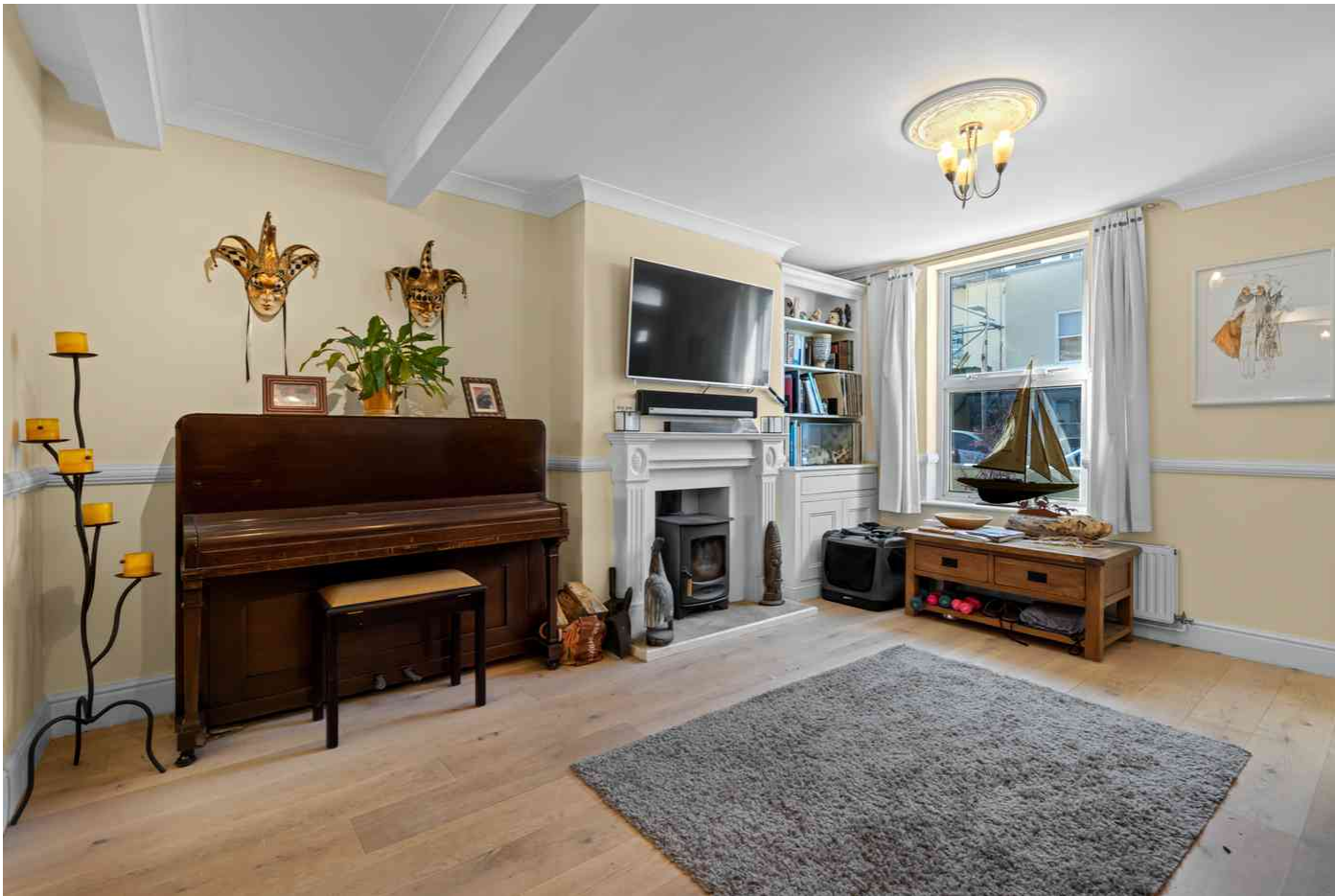
Further Information:

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.

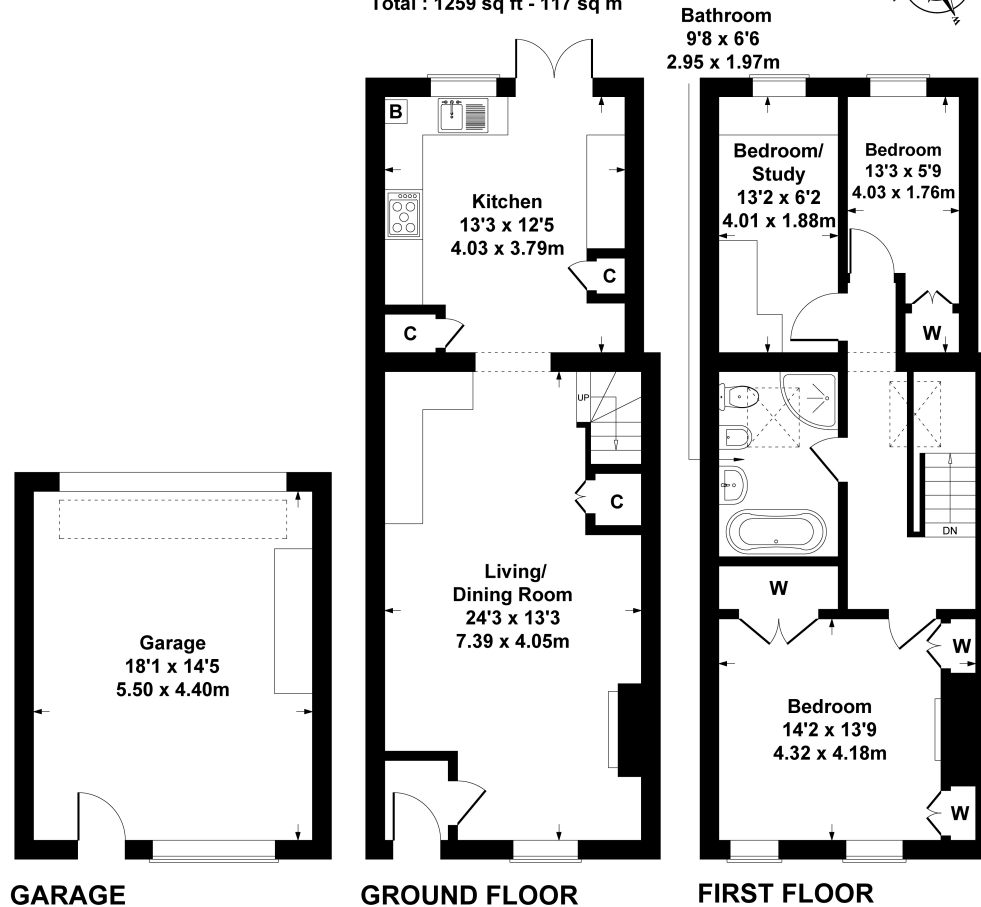
34 Lypiatt St

Approximate Gross Internal Area

House : 1001 sq ft - 93 sq m

Garage : 258 sq ft - 24 sq m

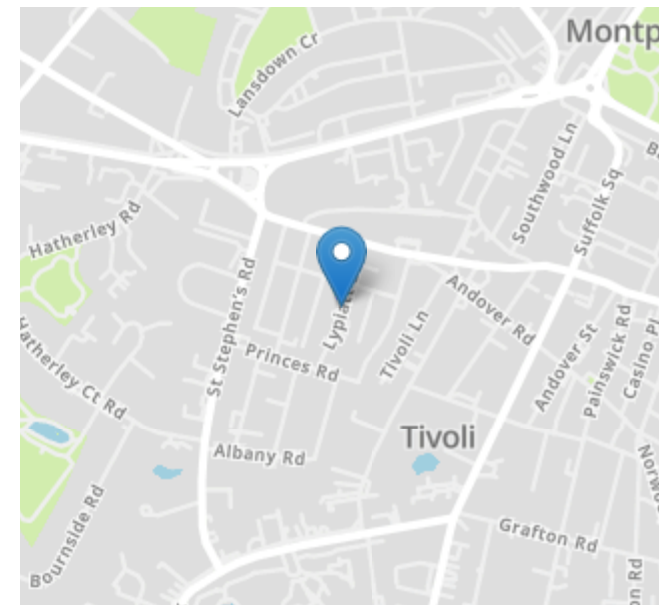
Total : 1259 sq ft - 117 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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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