



Tivoli

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ESTATE AGENTS

Tivoli

Lypiatt Street, Cheltenham, GL50 2UD

£595,000 Freehold

A stunning 2 bedroom town house with off-road parking, presented to exacting standards throughout and located in this highly sought after area.

NO ONWARD CHAIN • living/dining room • kitchen/breakfast room • utility room • cloakroom • 2 double bedrooms • 2 bath/shower rooms • enclosed garden • off road parking • gas central heating • double glazing • gated pedestrian rear access

Description

An attractive rendered town house which has recently undergone an extensive refurbishment creating an exceptional property. The stylish and beautifully presented accommodation includes an open plan living/dining room room; a magnificent kitchen/breakfast room with a range of quality integrated appliances, granite worktops, and double doors to the rear garden; a separate utility room; and a downstairs cloakroom. Upstairs, there are 2 good size double bedrooms and 2 luxury en suite bath/shower rooms. Outside, there is a small wrought iron railed frontage and an east facing town garden with gated pedestrian rear access leading to off-road parking for 2 cars. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



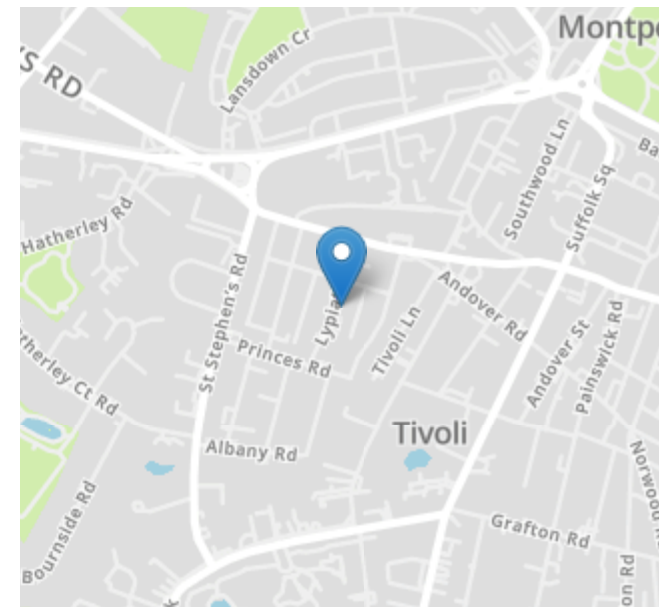
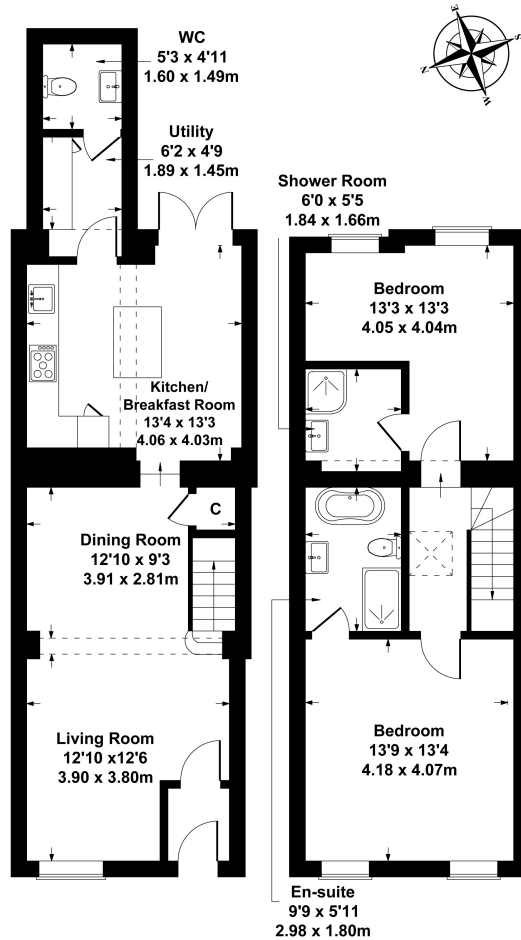


Situation

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. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

35 Lypiatt Street

Approximate Gross Internal Area
Total : 1033 sq ft - 96 sq m



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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