

Tivoli

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Tivoli

Tivoli Walk, Cheltenham, GL50 2UX

£419,950 Freehold

A modern, 3 bedroom, town house offering the additional benefit of a courtyard garden and/or secure parking with no onward chain.

NO ONWARD CHAIN • reception hall • extended open plan living/dining area • kitchen • 3 bedrooms • upstairs bathroom • courtyard garden area/secure parking • gas central heating & double glazing • sought after location

## Description

Set within popular Tivoli, this well-proportioned, 3 bedroom, town house includes an entrance hall, extended c.29' living/dining area with feature mock fireplace and French doors opening to the low maintenance courtyard garden, and a fitted kitchen with a range of wall and base units, integrated oven and hob and further appliance space. On the first floor, there are 3 bedrooms and a family bathroom with a white suite. The rear garden is a generous size courtyard enclosed by characterful red brick walling and the option of a secure parking space (accessed via gates off Inkerman Lane). An area laid with artificial grass provides the perfect spot for outside dining. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward. Cheltenham Borough Council - Tax Band C.



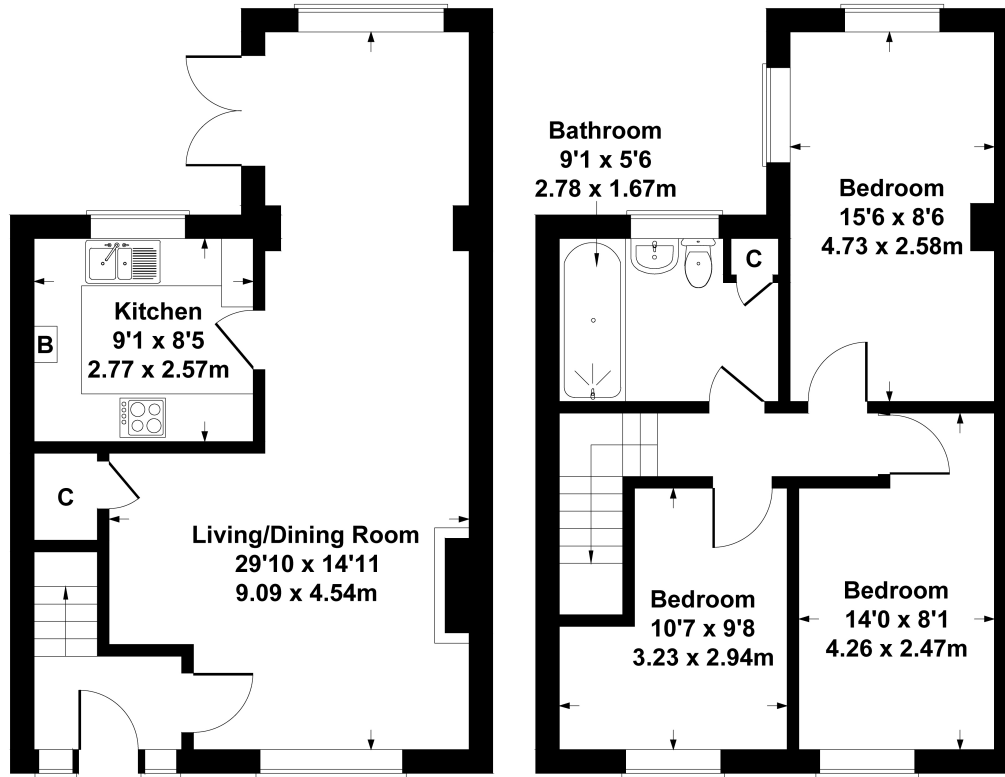
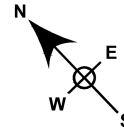


### **Situation**

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.

# 30 Tivoli Walk

Approximate Gross Internal Area  
915 sq ft - 85 sq m



**GROUND FLOOR**

**FIRST 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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