

Tivoli



# Tivoli

Dagmar Road, Cheltenham, GL50 2UG

£500,000 Freehold

An extended and upgraded, 2 double bedroom, town house, located within this highly sought after location.

NO ONWARD CHAIN • reception hall • downstairs cloakroom • living room • kitchen/dining/family room • 2 double bedrooms • spacious bathroom • enclosed rear garden • gas central heating • double glazed • sought after location

## Description

A wonderful opportunity to purchase this extended and beautifully modernised 2 double bedroom, mid terrace, town house, conveniently situated within a short walk of The Suffolks and the fashionable Montpellier with all its excellent amenities. The accommodation offers a welcoming entrance hall; cloakroom; living room with a 'period style' feature fireplace; and an impressive kitchen/dining/family room housing a range of sleek high gloss units, integrated appliances, and bi-folding doors giving access to the westerly facing rear garden. On the first floor, there are 2 double bedrooms and a generous family bathroom with a separate shower enclosure. Outside, there is a small frontage and a pretty enclosed garden, laid with artificial lawn for low maintenance and raised side borders. 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** 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.





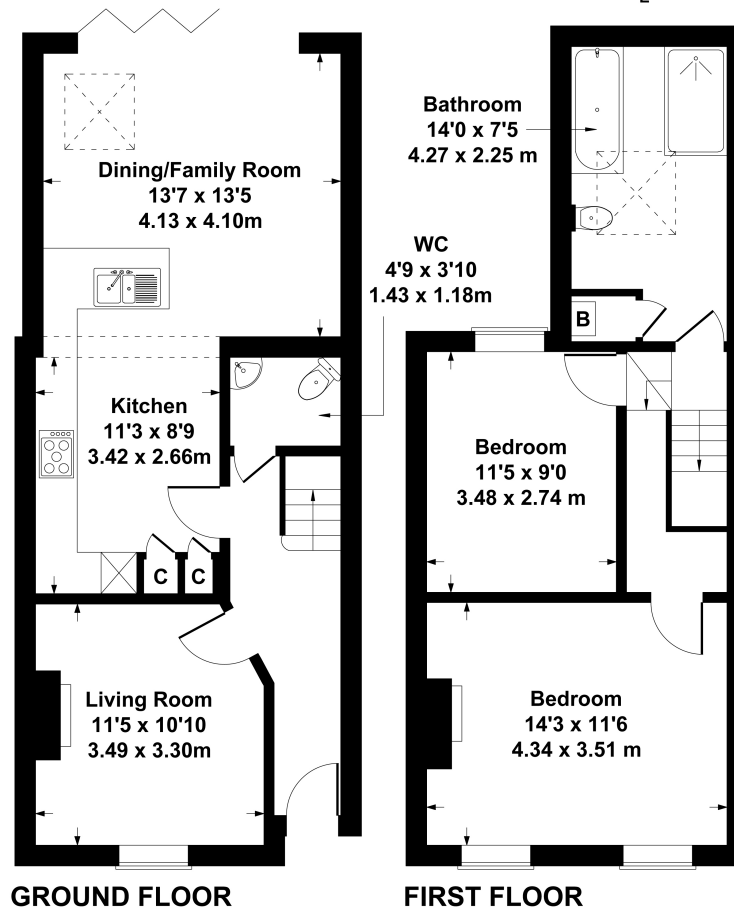
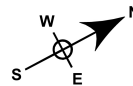


### **Situation**

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.

# 25 Dagmar Road

Approximate Gross Internal Area  
980 sq ft - 91 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+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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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