



Tivoli

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Nick  
**GRIFFITH**  
ESTATE AGENTS

# Tivoli

Alexandra Street, Cheltenham, GL50 2UQ

£600,000 Freehold

A stunning 2 bedroom town house, upgraded to exacting standards in this highly sought after location.

NO ONWARD CHAIN • reception hall • living room • magnificent kitchen/dining/family room • utility room • cloakroom • 2 double bedrooms • impressive bathroom • gas central heating • double glazing • garden • pedestrian gated rear access

## Description

A classic rendered town house which has recently undergone an extensive refurbishment creating an exceptional property. The stylish and beautifully presented accommodation includes a reception hall, living room with feature fireplace (decorative), and a magnificent kitchen/dining/family room with a range of quality integrated appliances, granite worktops and double doors to the rear garden. There is also a generous utility room and a downstairs cloakroom. Upstairs, there are 2 good size double bedrooms, and an impressive bathroom with a stand alone bath and large shower enclosure. Outside, there is a small wrought iron railed frontage and a west facing town garden with gated pedestrian rear access. 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** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



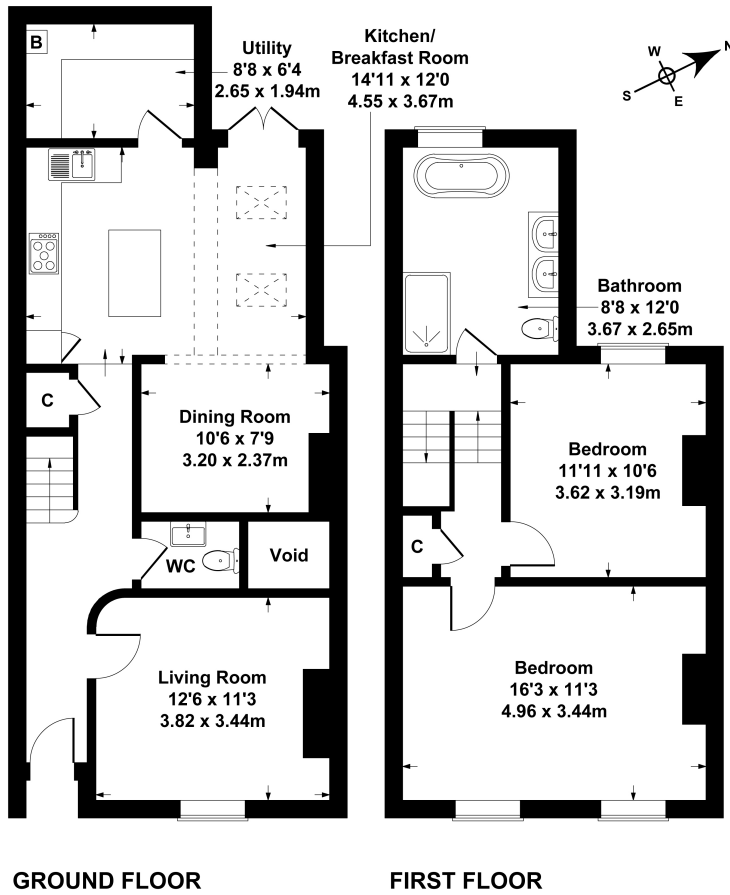


### Situation

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

# 27 Alexandra St

Approximate Gross Internal Area  
1162 sq ft - 108 sq m



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>	73	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

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