



Tivoli

 Nick
GRIFFITH
ESTATE AGENTS

Tivoli

Princes Road, Tivoli, Cheltenham, GL50 2UH

Guide Price £600,000 Freehold

An inspirational 3 bedroom, end of terrace, period town house with a south facing courtyard garden, situated within this highly sought after road, and no onward chain.

NO ONWARD CHAIN • period property • 2 reception rooms • 3 bedrooms • bathroom and cloakroom • additional attic room • south facing town garden • side access • walking distance of town centre

Description

A fantastic opportunity to purchase this stylish period, 3 bedroom, end of terrace, town house which has been adapted to create an additional attic room. This handsome property offers spacious accommodation throughout with a welcoming reception hallway, an impressive living room with dual windows to the front aspect, and an opening into the generous dining room with French doors to the south facing courtyard. The c.17ft kitchen has a good range of wall and base units and a door leading to the rear courtyard. On the first floor, there are 3 bedrooms (2 doubles and a single), a family bathroom with a modern white suite and separate shower cubicle, and there is also an additional cloakroom. A further staircase leads up to the attic room with a large Velux window and eaves storage space. Outside is an enclosed, south facing, paved courtyard with feature pergola, and side pedestrian gate giving access to Alexandra Street. Beyond the rear garden wall is a gated pedestrian rear access which the neighbouring properties have a right of way across. Cheltenham Borough Council Tax Band D.



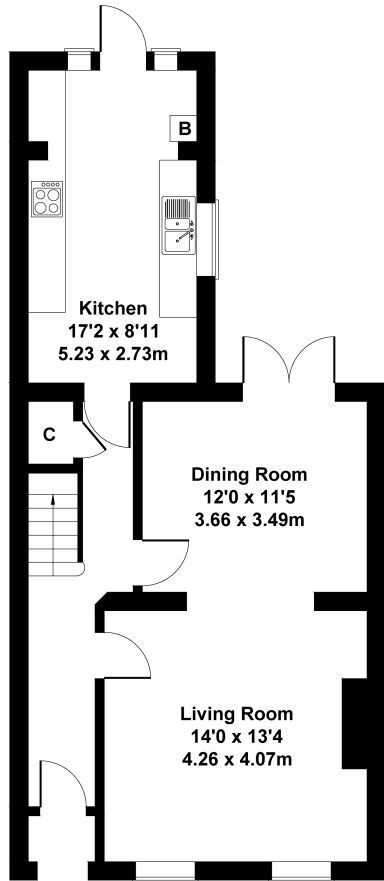


Situation

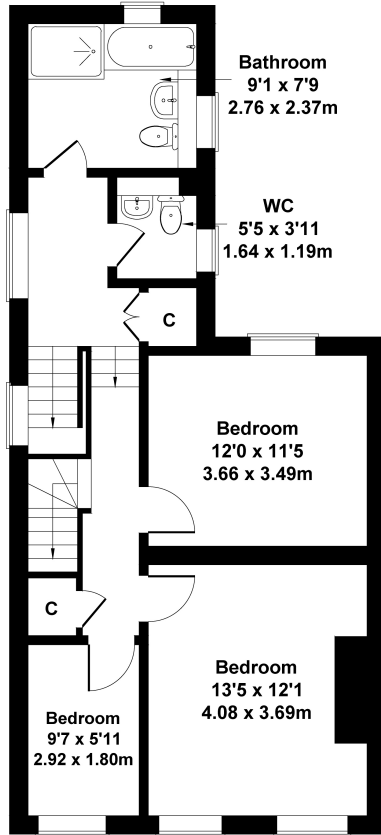
A highly regarded location, close to excellent amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

34 Princes Road

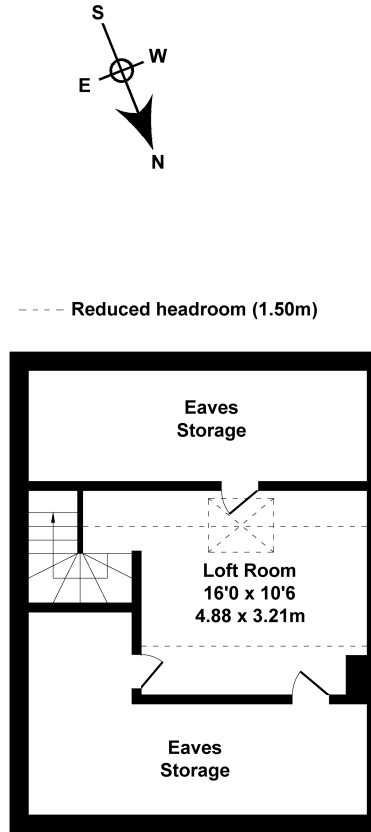
Approximate Gross Internal Area
1356 sq ft - 126 sq m



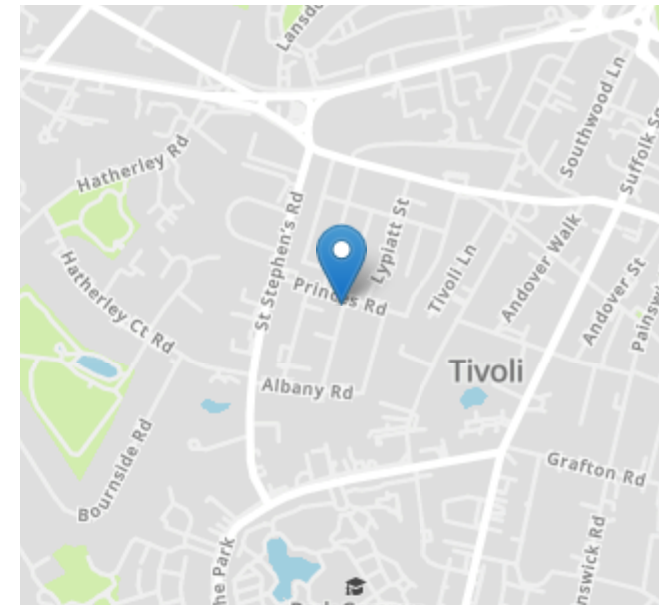
GROUND FLOOR



FIRST FLOOR



SECOND 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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