



Tivoli



 Nick  
**GRIFFITH**  
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

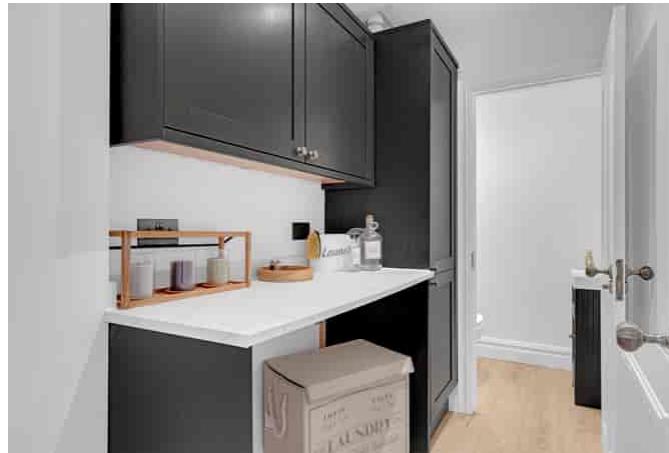
#### Description

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.





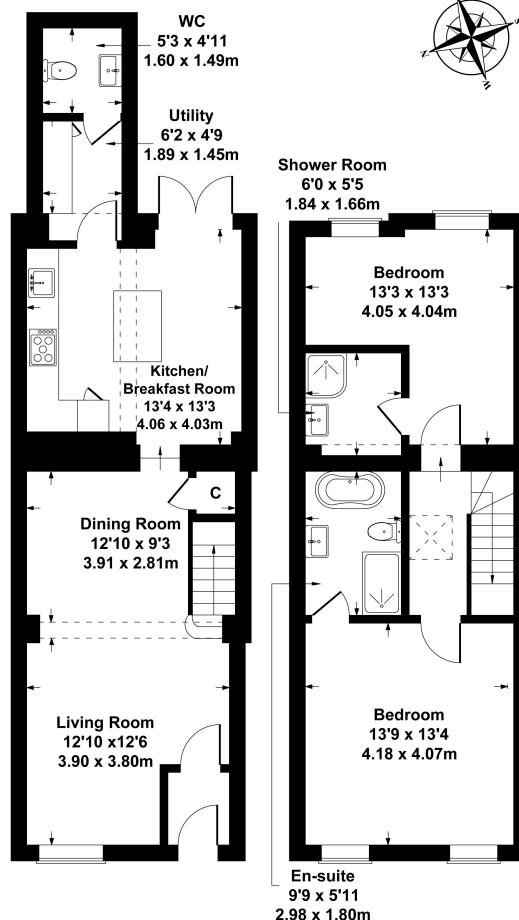
## Situation

A highly regarded location, close to excellent amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science and literature festivals throughout the year.

# 35 Lypiatt Street

Approximate Gross Internal Area

Total : 1033 sq ft - 96 sq m

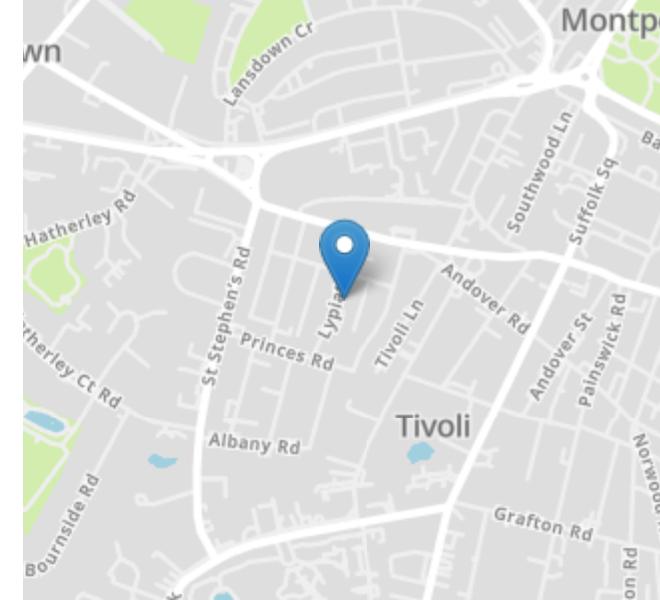


#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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#### 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