



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.





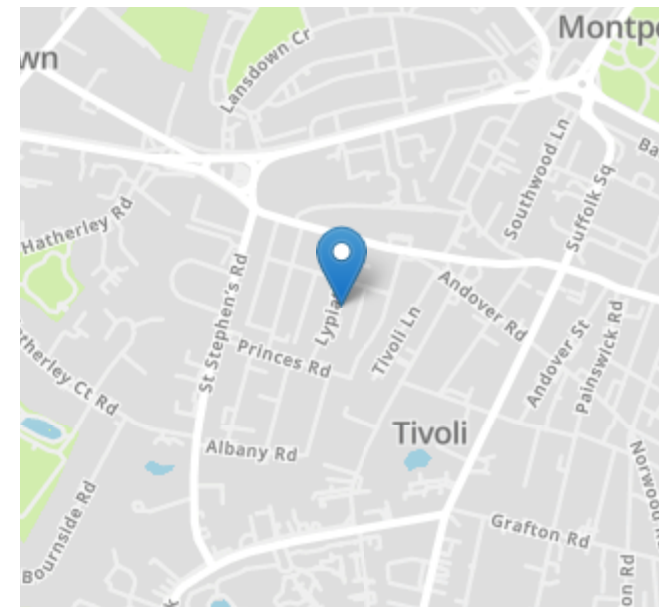
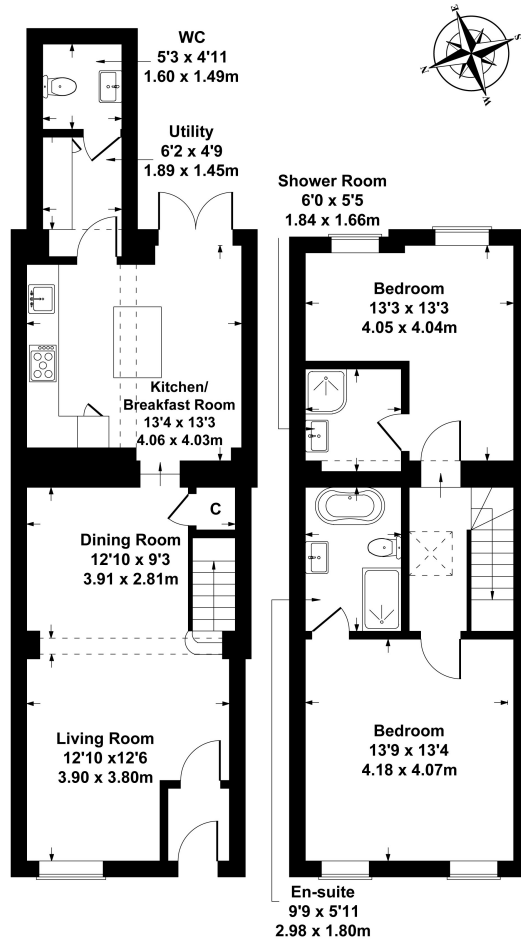


### Situation

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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