

12 Tivoli Street, Cheltenham, Gloucestershire



Spacious, extended, and newly refurbished 4-bed townhouse in vibrant Tivoli, featuring a charming garden and garage.

Description

12 Tivoli is a spacious and meticulously refurbished townhouse, rarely available in this sought-after location. Spread over four floors, the property seamlessly combines period charm with modern style. The ground floor features an open-plan layout, dividing the space into a formal sitting room with a log burner, a study area, a wine store, and a cloakroom. The rear boasts a generous kitchen/family room, the heart of the home, with ample space for seating and dining. This area has been expanded with a modern extension, offering a fantastic entertaining space with bi-fold doors opening to an outdoor terrace.

The lower ground level features an additional bright sitting/cinema room with excellent ceiling height. This room, accessible from the front via a staircase, can serve as a self-contained guest bedroom if desired. Moving up the staircase from the hallway with under stairs storage, you reach the first-floor landing, where three bedrooms and a luxury bathroom are located. The master suite on the second floor offers charming views and an en suite shower room.

Outside, the property is enclosed by front wrought iron railings. The rear presents a spacious town garden with partial walls, including a lawn area surrounded by flower and plant beds. The kitchen opens to a patio terrace, perfect for outdoor dining. A garage within the garden is accessible from the rear.







Location

Tivoli, in Cheltenham, is a trendy and sought-after neighbourhood with charming homes, a village-like ambiance, and proximity to various amenities, including a quality butcher, deli, pubs, cafes, and Tivoli Wines. Montpellier and the Promenade shopping districts are a short walk away, along with Cheltenham's renowned festivals like Jazz, Music, and Literature. Convenient transport links include the M5, A40, and A435, and Cheltenham Spa train station is within a comfortable walking distance of less than a mile.

Property Information

Services All mains services are connected to the property.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band D

Tenure Freehold





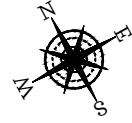
Approximate Gross Internal Floor Area

Main House: 213 sq.m / 2,292 sq.ft

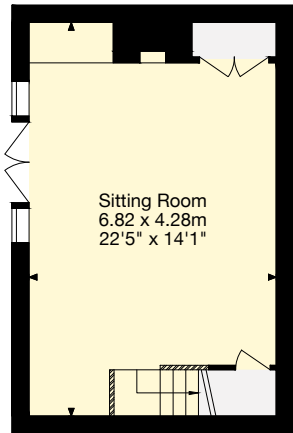
Garage: 16 sq.m / 167 sq.ft

Total Area: 229 sq.m / 2,459 sq.ft

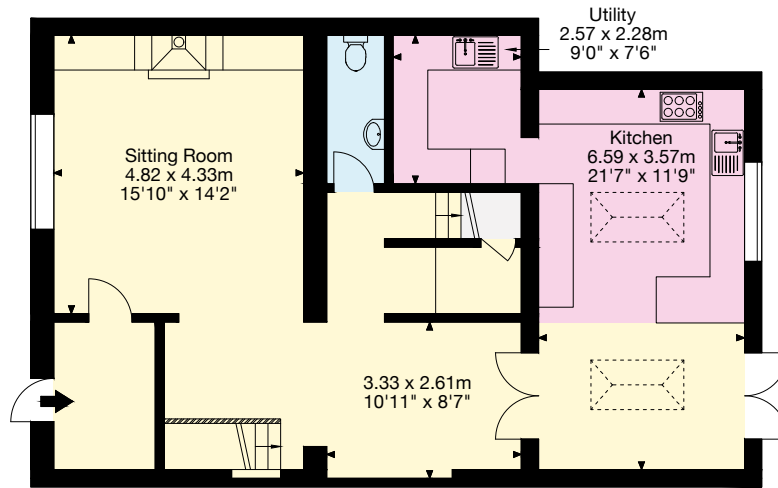
Incl. Limited Use Area: 6.7 sq.m / 72 sq.ft



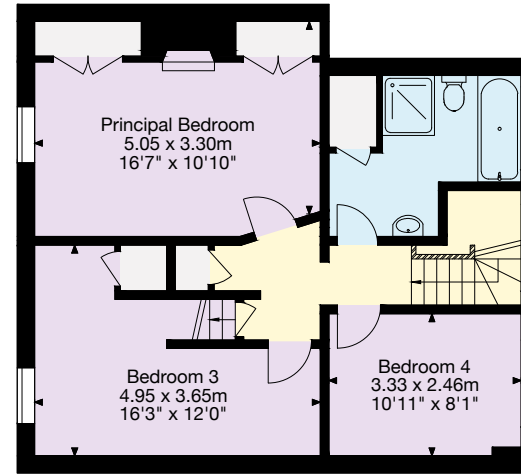
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



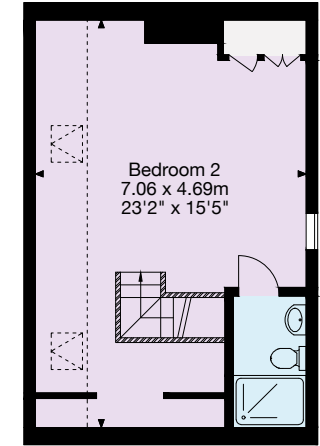
Lower Ground Floor



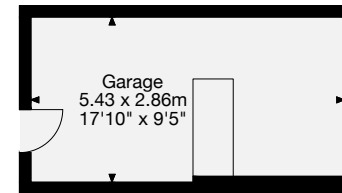
Ground Floor



First Floor



Second Floor



Garage

Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more

Harry Bethell
01242 246 959
harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2024. Photographs and videos dated January 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.