



41 Tivoli Road, Cheltenham, Gloucestershire

A handsome detached period home with off road parking and a pretty garden situated on the ever popular Tivoli Road.

Description

41 Tivoli Road is a delightful double fronted town home which has been extended and improved by the current owners. This rarely available detached period home has a more contemporary feel internally and benefits from off road parking at the front and a pretty town garden at the rear.

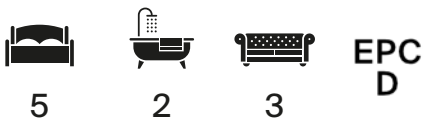
Inside there is a central entrance hall which leads through the house to the rear where staircases rise and fall to the first and lower ground floors.

On either side of the entrance hall the living spaces are arranged. To one side, there is a drawing room with a large period picture window to the front whilst to the rear, a contrasting modern fenestration provides huge amounts of natural light and overlooks the garden.

On the other side, a kitchen breakfast family room runs the full depth of the house. The kitchen has modern fitted units with newly fitted quartz worktops and integrated appliances. The breakfast area has doors leading to the raised deck over looking the garden and the family area to the front of the house provides a great spot for informal socialising.

On the first floor there are four bedrooms and a family bathroom.

The lower ground floor provides excellent flexibility with a further reception room, double bedroom with ensuite and utility area.







To the rear of the house a raised deck leads from the breakfast room via bifold doors onto the lawned garden.

Facing west the garden is enclosed with timber fencing and has mature planting creating a private haven in central Cheltenham.

To the front there is a gravelled drive providing off road parking for up to two cars and an EV charging point.

Location

Tivoli is recognised as one of Cheltenham's most sought after locations. The area is close to a delightful array of shops and cafes in the Suffolks, popular local shopping area of Bath Road and the individual boutiques, restaurant and gardens of both Montpellier and the Promenade.

Cheltenham is renowned for its world-famous horse racing event, the Cheltenham Festival, drawing racing enthusiasts from around the globe. The town is also home to numerous cultural festivals, including the renowned Jazz, Science, and Literature Festivals, which add a vibrant and diverse atmosphere to the community throughout the year.

Residents of Cheltenham enjoy a high quality of life, with an abundance of green spaces, including the stunning Pittville Park and the vast beauty of the Cotswold Area of Outstanding Natural Beauty just a stone's throw away. The town centre boasts a plethora of independent boutiques, high-end shops, cosy cafes, and fine dining establishments, catering to every taste and preference.

Education is highly valued in Cheltenham, with a wide range of excellent schools, including the prestigious Cheltenham Ladies' College and Cheltenham College, known for their outstanding academic standards.

Cheltenham's location provides excellent transport links, with easy access to major cities like Bristol and Birmingham, as well as London, making it an ideal choice for those seeking a peaceful retreat within reach of urban amenities.





Property Information

Tenure Freehold

Guide Price £1,350,000

Services All mains services are connected to the property.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band F

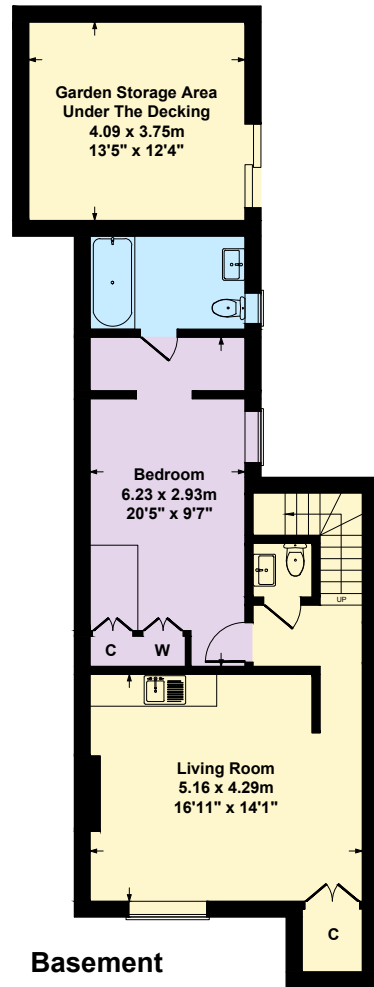
EPC Rating D



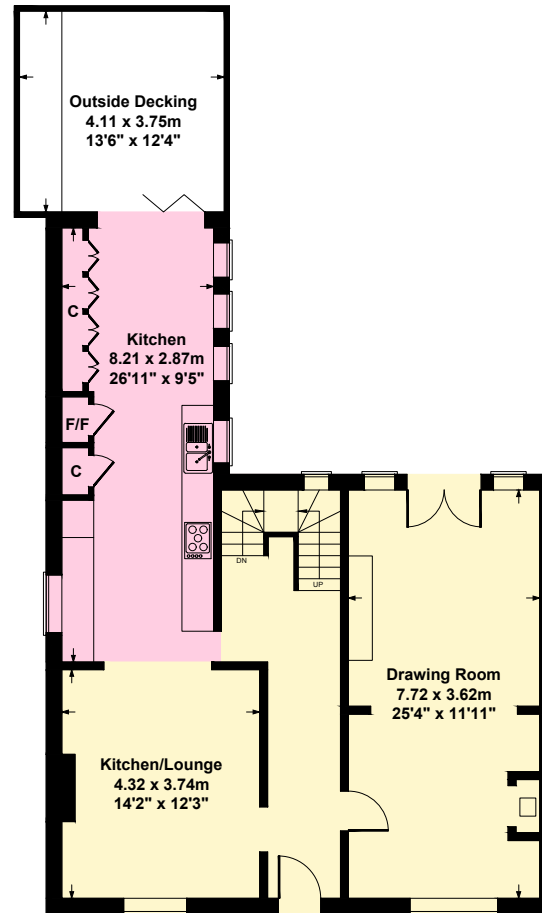
Approximate Gross Internal Floor Area

Total Area: 223 sq.m / 2,400 sq.ft

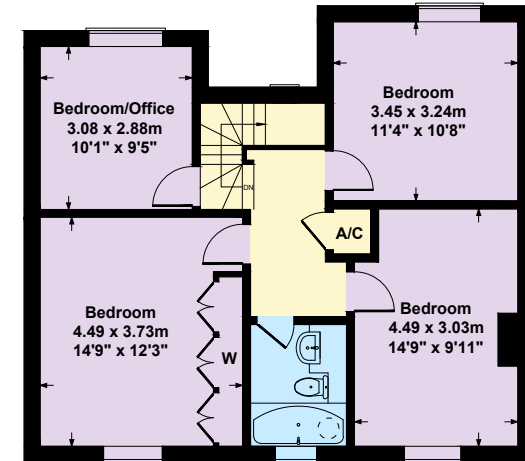
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Basement



Ground Floor



First Floor



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I would be delighted to tell you more

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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.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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