

Princes Road, Tivoli, GL50 2UR

In Excess of £475,000







Princes Road

Tivoli, GL50 2UR

A beautifully presented period home, in the sought-after Tivoli area. Original character sits alongside contemporary style, with a kitchen/dining/family room, two bedrooms, bathroom, and a courtyard garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two-Bedroom Period Mid-Terrace
- Sought-After Tivoli Location
- Open-Plan Kitchen/Dining/Family Room With Bi-Fold Doors
- Sitting Room With Wood-Burning Stove
- Walking Distance To Montpellier And Cheltenham Town Centre
- Stylish Bathroom With Freestanding Bath And Separate Shower









Cook Residential is delighted to present this beautifully presented two-bedroom period home on Princes Road, in the sought-after Tivoli area of Cheltenham. Original character sits alongside contemporary style, with exposed floorboards, cast-iron fireplaces and a wood-burning stove complemented by a bright, open-plan kitchen/dining/family room. The ground floor comprises an entrance hall, a sitting room and the kitchen/dining/family room. Upstairs there are two double bedrooms and a bathroom. Outside, there is a small front garden and a low-maintenance, fenced rear garden.

Entrance Hall: A welcoming entrance hall with original exposed floorboards, panelled walls and a decorative archway with corbels. Stairs rise to the first floor, with two useful storage cupboards beneath.

Sitting Room: The sitting room sits at the front of the property and is a cosy space. A wood-burning stove set within an exposed brick recess on a slate hearth forms the centrepiece, flanked by built-in alcove shelving. The front window has shutters and a radiator cover, adding to the period charm, and double doors open through to the family area beyond.

Kitchen/Dining/Family Room: A superb open-plan space running to the rear of the property, ideal for everyday living and entertaining.

The family area has exposed floorboards and a striking slatted feature chimney breast, and works equally well as a snug or home-working space.

The kitchen is fitted with a range of cream Shaker-style wall and base units, with solid wood worktops, metro-tiled splashbacks and a Belfast sink, along with an island with a breakfast bar. Appliances include an integrated Bosch oven, an induction hob and a Bosch chimney extractor hood, with space for a fridge freezer.

The dining area has slate flooring, floor-to-ceiling glazing and bi-fold doors opening onto the garden, with two Velux skylights overhead filling the space with natural light. It's perfect for opening up to the garden in summer, and equally cosy on a rainy day.

Landing: The first-floor landing has a decorative balustrade, panelling and a pendant light, and gives access to both bedrooms and the bathroom.

Bedroom One: A generous double bedroom to the front of the property with two windows, a cast-iron feature fireplace, built-in wardrobes, a decorative ceiling rose and exposed floorboards.

Bedroom Two: A second double bedroom overlooking the rear, with a cast-iron feature fireplace, fitted wardrobes to either side and exposed floorboards.

Bathroom: A characterful bathroom with exposed brick walls and floorboards. It comprises a freestanding roll-top bath with a mixer tap and handheld shower, a separate shower enclosure, a vanity wash basin and a low-level WC. A traditional column radiator with an integrated towel rail completes the room.

Garden: A small front garden leads to the front door. To the rear, the fully fenced garden is designed for easy maintenance, with a paved patio and a raised artificial lawn edged in brick. A timber shed is included in the sale, and a rear gate provides access.

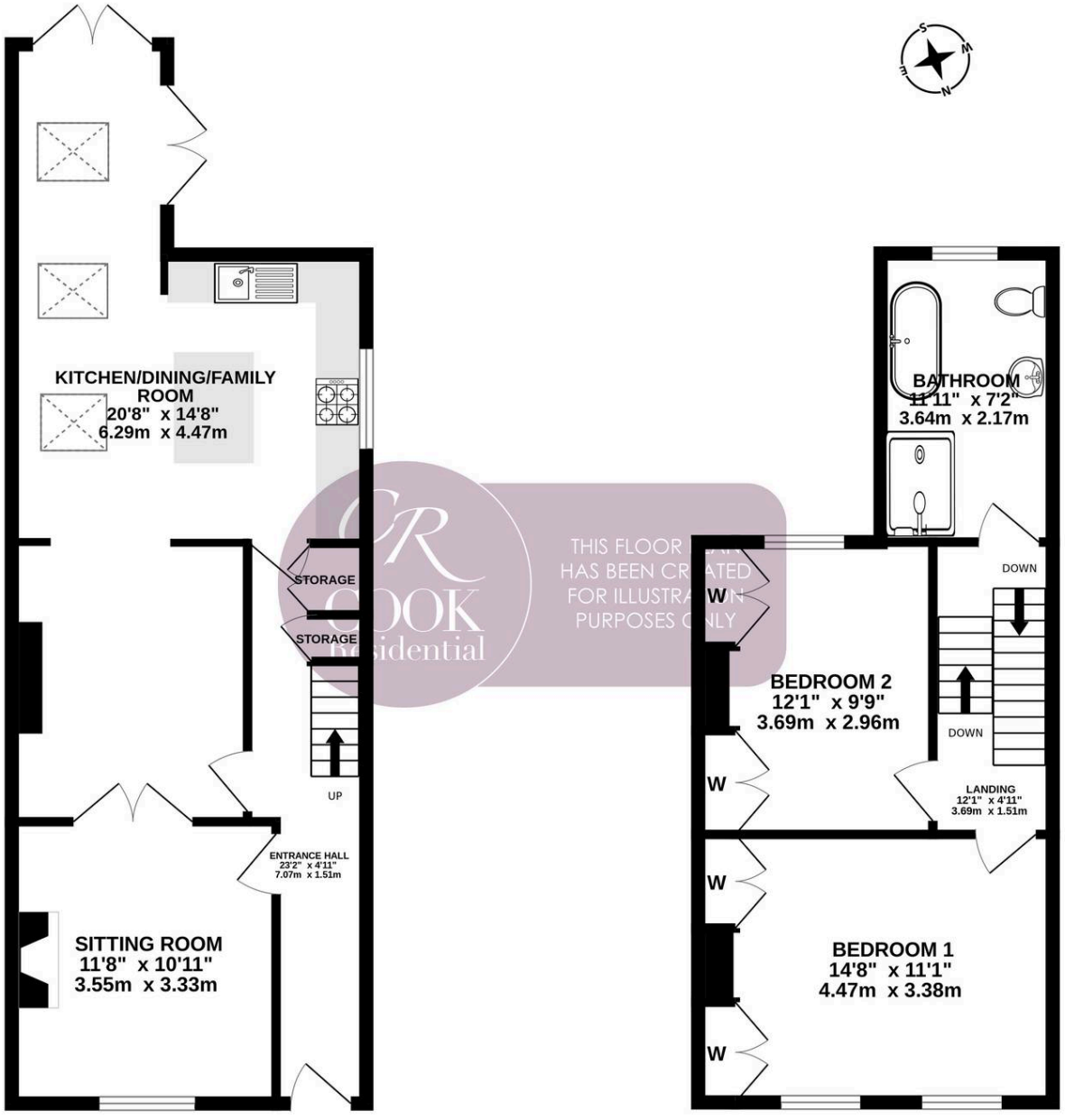
Parking: On-street parking is available, and the road is not within a residents' permit zone.

Location: Princes Road is in the sought-after Tivoli area of Cheltenham, a popular residential neighbourhood known for its attractive period streets and village feel. The independent shops, cafés and restaurants of Tivoli and Andover Road are close by. Montpellier and Cheltenham town centre are within easy walking distance, offering an excellent range of shopping, dining and leisure facilities, as well as the town's renowned cultural festivals. Cheltenham Spa railway station offers direct services to London and other major cities, while the A40 and M5 provide convenient road links.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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