



17 Dagmar Road, Tivoli, Cheltenham Gloucestershire GL50 2UG

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An outstanding period town house recently refurbished and modernised to an exceptionally high quality located in a prime central residential area close to facilities. Briefly the accommodation offers open living space, quality fitted kitchen, two bedroom, luxurious bathroom and a 33' rear garden.





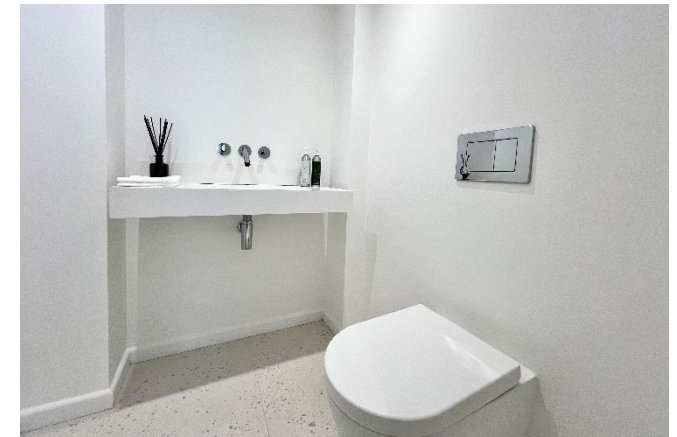
A exceptional period town house with 973 sq ft of beautifully presented accommodation across two floors. The property has been extensively modernised and improved and as such provides a wonderful array of features both modern and period.

Entering the house via the front door you are welcomed into an entrance hall which leads through to the ground floor accommodation. To the front of the house is a sitting room with plantation blinds and open access to the dining area which has under floor heating, stairs to the first floor and access to a cloakroom with a contemporary Lusso Stone wash basin, Philippe Starck tap and W.C. To the rear of the house is a spacious well-equipped kitchen with a range of base and wall storage with white surfaces over, a large central island with storage under and Miele washing machine, integrated dishwasher and inset sink with Quooker hot water tap. Additional built in appliances include a Miele oven, induction hob and Siemens refrigerator/ freezer. Bi-folding doors lead to the rear garden.

From the hall a staircase rises to a split level first floor landing with original linen cupboard. Wonderful principal bedroom with twin sash windows both with plantation shutters, feature fireplace and built in storage to either side of the chimney. A further bedroom can be found off the landing. To the rear of the house is a luxurious bathroom comprising freestanding claw foot bath with mixer tap and hand shower attachment, impressive walk in shower with overhead rail shower attachment. Linen cupboard with boiler and period styled sink unit.

The westerly facing rear garden (c.33'x14') is landscaped with a paved sitting area adjoining the house and a central lawned path with well stocked borders leading to a further sitting area.





The house is of exceptional quality and features a Mandarin Stone Terrazzo floor throughout the ground floor. The staircase and original floor boards are painted in Little Greene Intelligent floor paint. Heating is via a combined system with underfloor heating to the central ground floor and cast iron radiators throughout the remainder of the house from the Castrad range.

Central heating and hot water are supplied from a Worcester combination boiler located in the bathroom linen cupboard. The quality continues with hardwood painted plantation shutters and contemporary German Swtch light switches.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C.

EPC: C (69/89).

Parking: On street car parking - non permit.

Title Number: GR81231.0





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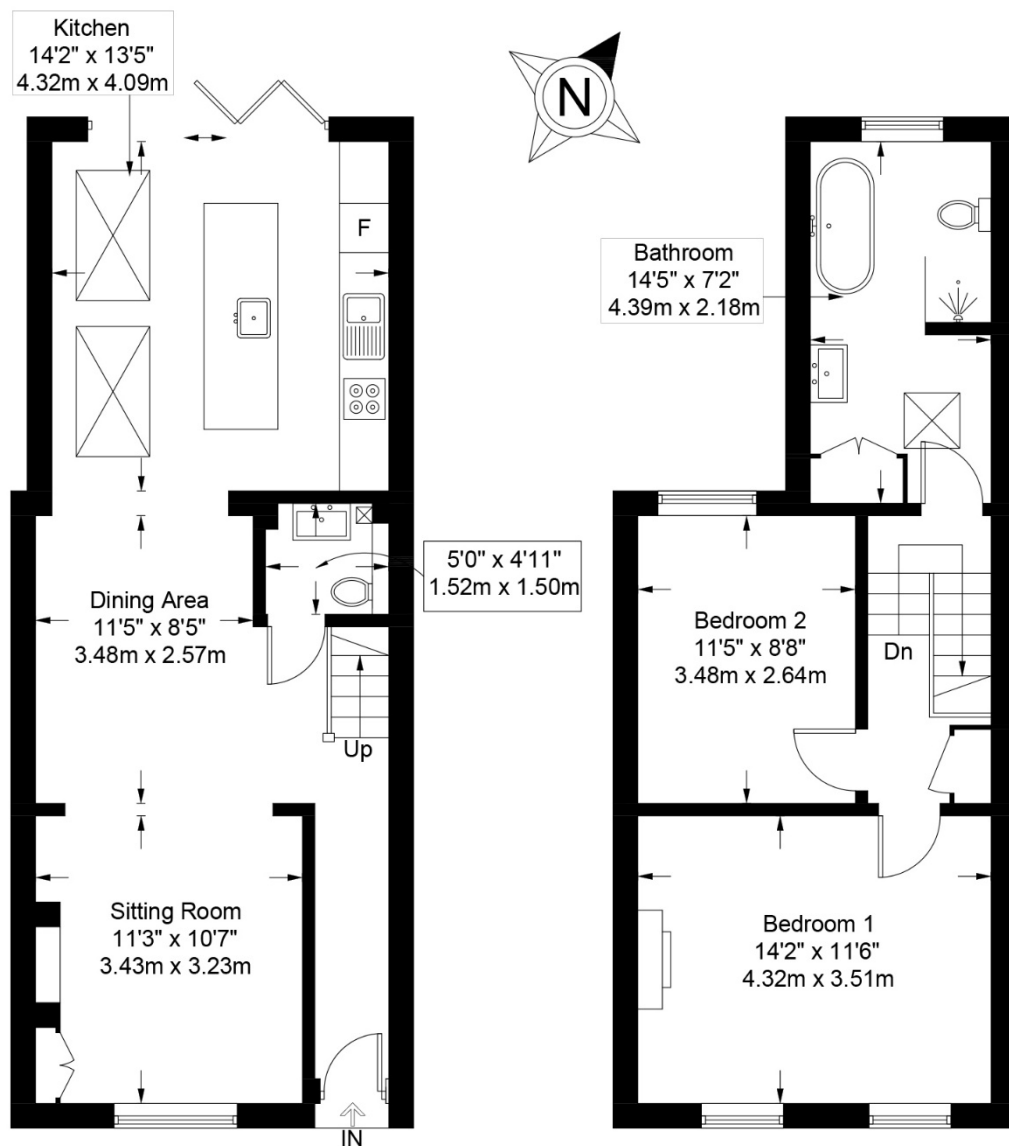
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GROUND FLOOR

FIRST FLOOR

17 Dagmar Road, Tivoli, Cheltenham Gloucestershire GL50 2UG
 Approximate Gross Internal Area 973 sq ft / 90.4 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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