

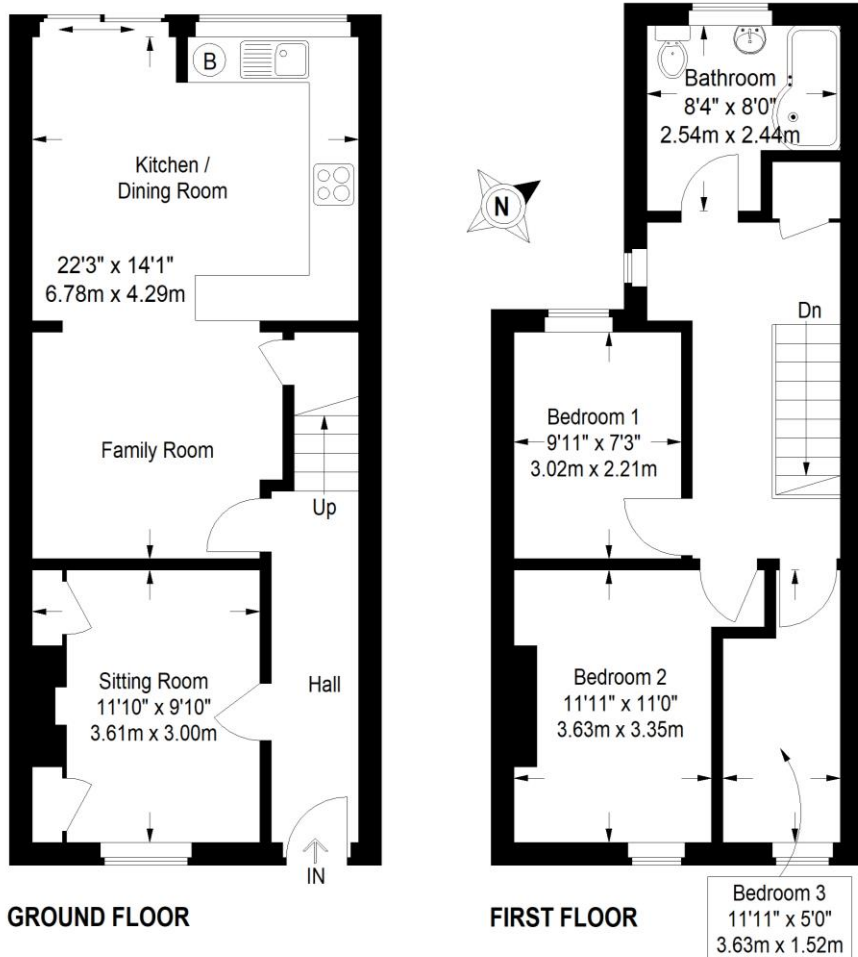
4 Lypiatt Street

Tivoli, Cheltenham, Gloucestershire, GL50 2UA

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Located in the popular area of Tivoli this townhouse has been extended to the rear to provide a spacious open plan reception room with direct access to the garden. There is also a detached garage accessed via Bakehouse Lane



GROUND FLOOR

FIRST FLOOR

Bedroom 3
11'11" x 5'0"
3.63m x 1.52m

Lypiatt Street is a popular area of Tivoli a short walk from the extensive amenities in Tivoli, The Suffolks and Montpellier. It is also only an easy 10 minute walk to the Promenade.

On entering the property the hall provides access off to the front sitting room (with inset cast iron fireplace and living flame gas fire insitu) and a spacious, open plan reception room with ample space for entertaining, dining and food preparation. Patio doors lead to the enclosed 36'7 west facing garden.

There is also a detached garage (accessed off Bakehouse Lane) which has the added benefit of an electric roller door.

On the first floor are three bedrooms (originally created from two) and a smart bathroom. Further benefits include double glazing and gas central heating. The boiler was replaced during 2019 and is Hive enabled.

- General**
Services: All main services are believed to be connected
Local Authority: Cheltenham Borough Council
Council Tax: Band C
EPC: Awaiting



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 Approximate Gross Internal Area 922 sq ft / 85.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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