



48 Lypiatt Street, Cheltenham, GL50 2UD



**A STYLISH TWO BEDROOM END OF TERRACE LOCATED IN THE SOUGHT AFTER AREA OF TIVOLI WHICH HAS BEEN MAINTAINED AND IMPROVED AND WILL BE FOUND IN VERY GOOD CONDITION.**

A rare opportunity to acquire a brilliantly designed and well-presented two-bedroom, two bathroom mews house in Tivoli. This freehold property forms part of a courtyard development and comes with its own allocated parking for 2 cars.

The accommodation has benefitted from impressive refurbishment by the existing owners who have created a very stylish home, perfect for anyone looking for a property with minimal maintenance, or a stylish second home.

Standing on a commanding corner plot, upon entering the property the hallway provides access to all rooms. Both bedrooms and bathrooms are positioned on the ground floor, with the added benefit of one of the bathrooms being en-suite to the Master bedroom.

As you rise to the first floor your first glimpse is of the exceptional open plan airy reception room with high ceilings. Double aspect with east and west light it has space to entertain, relax and dine. The high gloss kitchen is fully fitted with many integrated appliances and is trimmed with a quartz worktop with inset drainer.

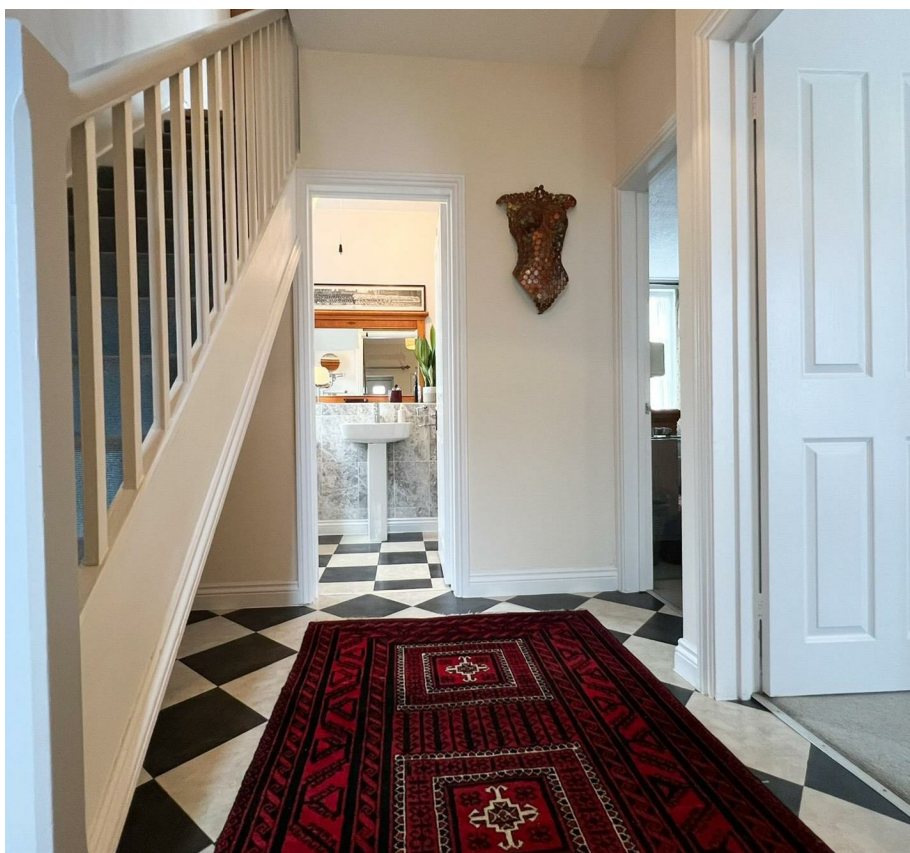
The walled gravelled area to the front of the property is ideal for pots, planters and recycling. A stones throw from the bespoke shops on Andover Road, 48 Lypiatt St is just a 6-7 minute walk away from 3 local parks and the extensive amenities of both The Suffolk's and Montpellier area's.

**Agents Note:**

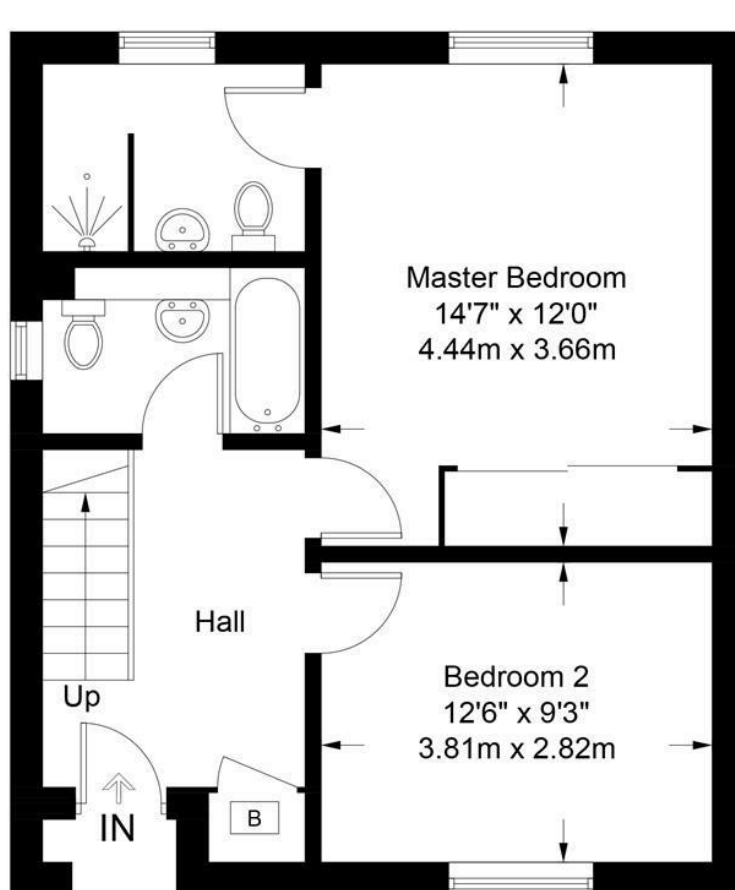
The property is granted two allocated parking spaces in the courtyard to the rear under title number GR124084 which provides the purchaser exclusive use of parking. A service charge is payable towards the upkeep of the parking area and refuse collection which is £130.05 per quarter and is managed by Tivoli Prom



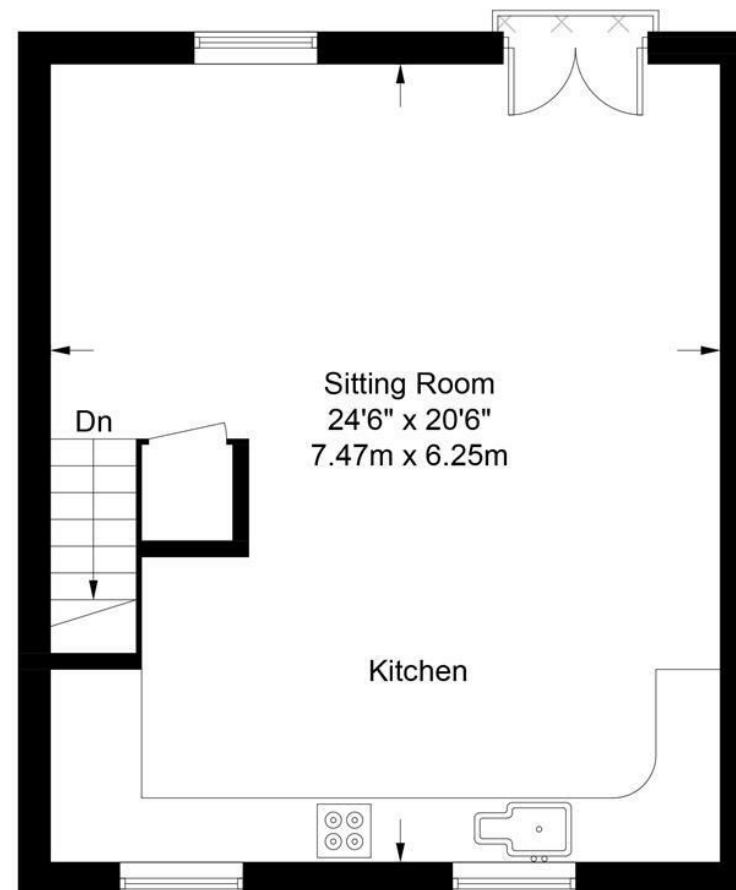








**GROUND FLOOR**



**FIRST FLOOR**

Approximate Gross Internal Area = 994 sq ft / 92.4 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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**Tenure:** Freehold  
**EPC:** D  
**Council Tax:** C  
**Area:** 994.00 sq ft  
**Property Ref:** 19094012

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