



2A & 3 TIVOLI STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 2UW

**AN INCREDIBLY RARE OPPORTUNITY TO PURCHASE A DELIGHTFUL PERIOD TOWNHOUSE IN ONE OF THE TIVOLI'S MOST DESIRABLE STREETS OFFERED AS ONE WITH ADDITIONAL SELF-CONTAINED ACCOMMODATION IF REQUIRED AND POTENTIAL TO DEVELOP THE REAR GARDEN.**



## THE ACCOMMODATION

### 3 Tivoli Street

Enclosed by wrought iron railings to the front, this impressive end of terrace townhouse will be found in good order and thankfully still retaining a wealth of original features.

On entering a spacious entrance hall (with its diamond patterned tiled floor) provides access to all ground floor rooms and a stone staircase with French polished handrail, leads up to the main bedrooms on the first floor. The Drawing room has a tall, triple pane sash window and inset fireplace with living flame gas fire. It is complimented by detailed ceiling coving and centre rose.

The rear of the property is the main living area open plan in design, with a traditional farmhouse style kitchen fitted with a host of integrated appliances, ceramic and gas hobs and Belfast sink. A large island unit creates a very social area. All finished with granite worktops. A vaulted glazed roof affords the main family room area with light and a cosy snug area (with inset multi-fuel stove) is a pleasant area to enjoy. At the rear is a cloakroom and useful utility room for domestic appliances. Upstairs both bedrooms have en suites (the master having the added luxury of a roll top bath with shower over).

### 2a Tivoli Street

The accommodation to the side of the main dwelling which can also be incorporated into the main accommodation is ideally suited as an annex. It has its own entrance and can be closed off from a lockable interconnecting door in the main reception room. On entering from the front of the property a dining room leads through to a fitted kitchen with integrated appliances and space for domestic appliance. There is also a large sitting room with double doors onto an enclosed courtyard c.16' x 8' with paved terrace and fencing.

## OUTSIDE

64'. The garden is enclosed to all sides and has gated access leading onto Tivoli Lane to the rear. Vehicle access is off Andover Road. Double doors from the main house open on to the paved terraced.

The remainder is mainly laid to lawn with mature shrubs. A detached garage is located at the foot of the garden and provides ample space for storage. The property is heated by gas fired central heating and has electric heating in 2a Tivoli Street. The property has secondary double glazing and air conditioning within the main reception.





## EXPIRED PLANNING PERMISSION

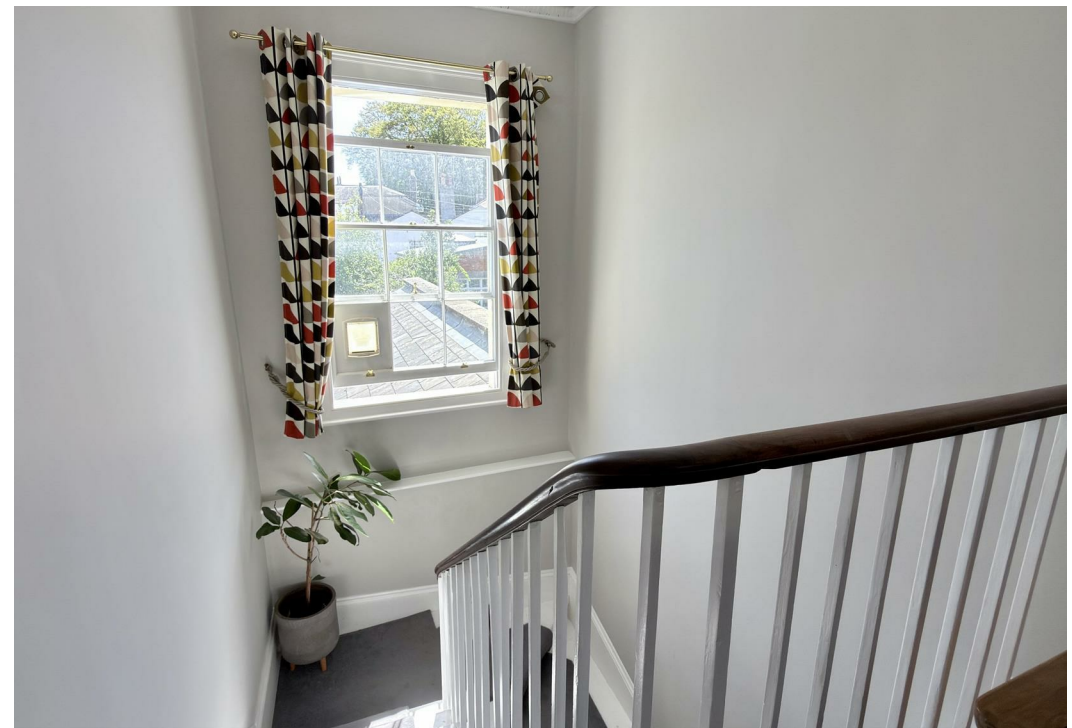
A consent for the replacement of the existing garage in rear garden facing Tivoli Lane to create garaging at ground floor with a residential annex above (renewal of planning permission ref. 20/00328/FUL was previously granted but expired in March 2026.) Plans of original permission are available from the planning portal or from our Sales team.

## AGENTS NOTE

2a Tivoli Street is currently let by Read Maurice Property. The current tenant has been served a Section 8 (form 3a) which expires on 6th November 2026. The current market rent is £875 pcm.

The property will be sold with vacant possession.











GROUND FLOOR

FIRST FLOOR



Approximate Gross Internal Area  
2179 sq ft / 202.4 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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