



40 Tivoli Street, Gloucestershire, GL50 2UW



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**A VERY SMART TWO BEDROOM TOWNHOUSE IN TIVOLI. THE PROPERTY WILL BE FOUND IN EXCELLENT AND AT THE FOOT OF THE WEST FACING COURTYARD IS A HOME OFFICE/STUDIO IDEAL FOR REMOTE WORKING. OFFERED UNFURNISHED.**

### ACCOMMODATION:

Offered with two bedrooms, shower room, integrated kitchen and open plan reception room.  
Home office/studio within garden.

### PARKING:

Unrestricted parking available in Tivoli

### ADDITIONAL:

Gas central heating  
Double glazed windows.  
Unfurnished

### INCLUDED:

Induction hob, dishwasher, washing machine and American style fridge.

### TERM

12 months minimum term. No pets. No smokers.

### VIEWING AND SHOWING TIMES:

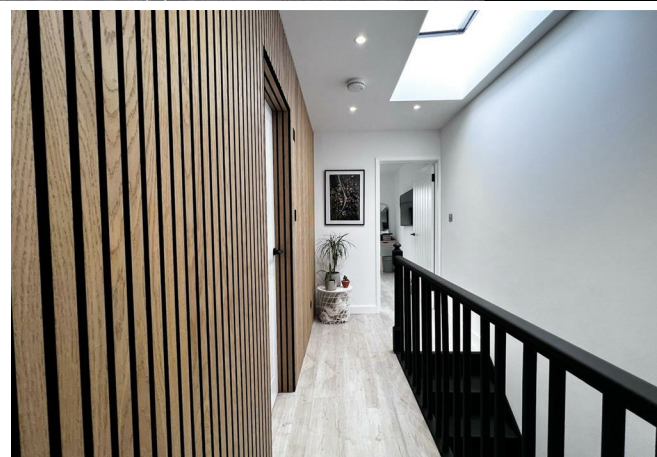
Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.

### GENERAL:

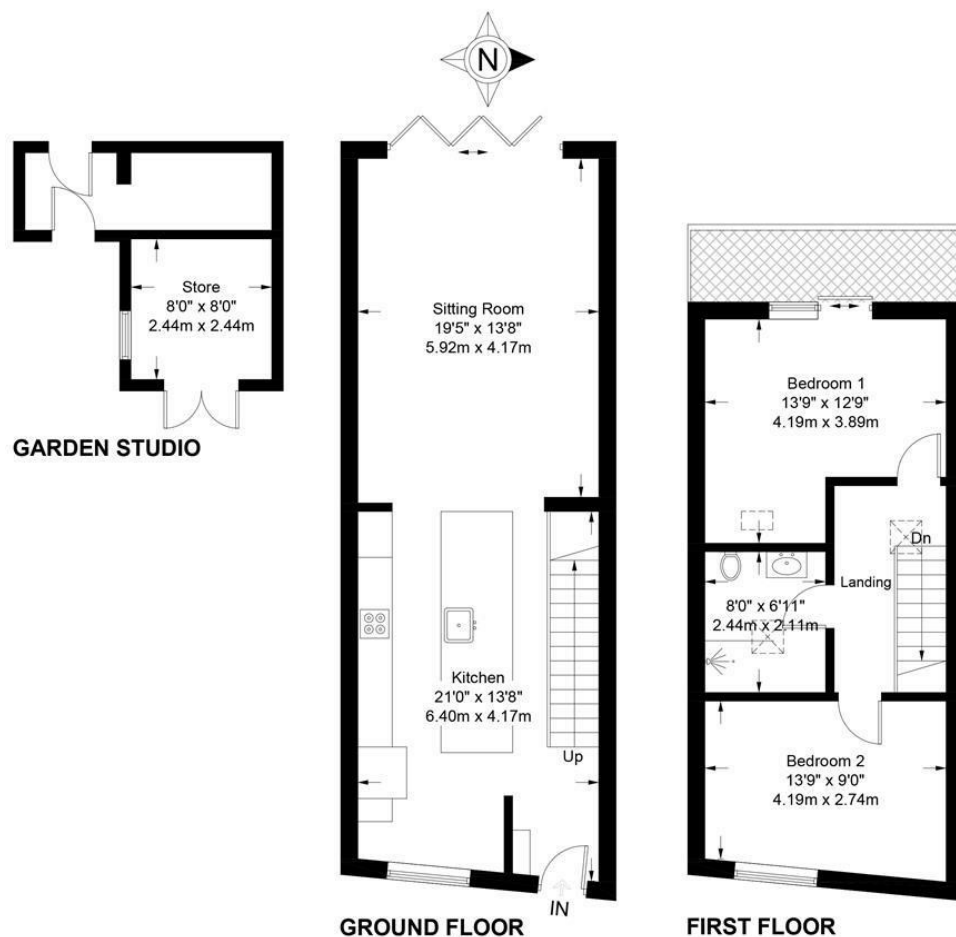
Mains services are believed to be connected











Approximate Gross Internal Area = 1002 sq ft / 93.1 sq m

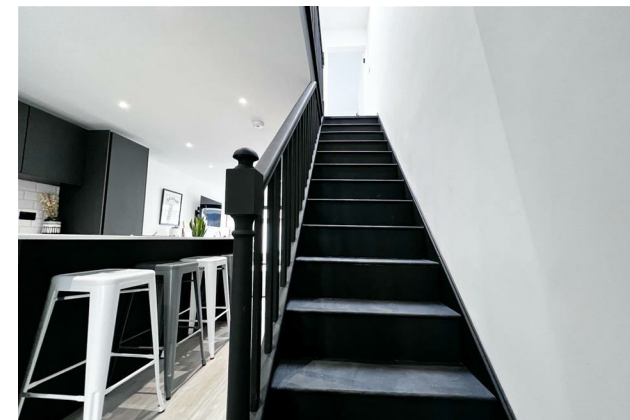
Garden Studio = 130 sq ft / 12.1 sq m

Total = 1132 sq ft / 105.2 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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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. PRN: 17998020 - Date of printing 1st March 2024

**EPC: Band D**

**Rating: 68**

**Council Tax: C**

**Area: 1002.00 sq ft**

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